United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

1. Name of Property

Historic Name: King-Woods Farmstead
Other name/site number: King-Woods Farmstead
Name of related multiple property listing: NA

2. Location

Street & number: 920 E Court Street
City or town: Seguin State: Texas County: Guadalupe
Not for publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,I hereby certify that this (☑ nomination ☐ request for determination of eligibility) meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property (☑ meets ☐ does not meet) the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:
☐ national ☐ statewide ☑ local

Applicable National Register Criteria: ☑ A ☐ B ☑ C ☐ D

State Historic Preservation Officer
Signature of certifying official / Title **Date**

Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.

Signature of commenting or other official **Date**

State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:

___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register.
___ removed from the National Register
___ other, explain: _____

Signature of the Keeper **Date of Action**

5. Classification

Ownership of Property

x	Private
	Public - Local
	Public - State
	Public - Federal

Category of Property

	building(s)
x	district
	site
	structure
	object

Number of Resources within Property

Contributing	Noncontributing	
5	0	buildings
0	0	sites
0	0	structures
0	0	objects
5	0	total

Number of contributing resources previously listed in the National Register: NA

6. Function or Use

Historic Functions: AGRICULTURE/SUBSISTENCE / storage, animal facility, agricultural outbuilding; DOMESTIC / single dwelling

Current Functions: DOMESTIC / single dwelling

7. Description

Architectural Classification: LATE 19TH CENTURY / Folk Victorian; LATE 19TH AND 20TH CENTURY REVIVALS / Classical Revival/ Neo-Classical

Principal Exterior Materials: WOOD, METAL, BRICK

Narrative Description (see continuation sheets x-xx)

8. Statement of Significance

Applicable National Register Criteria: A, C

Criteria Considerations: NA

Areas of Significance: Agriculture, Architecture

Period of Significance: 1887-1968

Significant Dates: 1887, 1893

Significant Person (only if criterion b is marked): NA

Cultural Affiliation (only if criterion d is marked): NA

Architect/Builder: William C. Thomas, builder (1887); John Goodrun, builder (1893 galleries)

Narrative Statement of Significance (see continuation sheets xx-xx)

9. Major Bibliographic References

Bibliography (see continuation sheets xx-xx)

Previous documentation on file (NPS):
_preliminary determination of individual listing (36 CFR 67) has been requested.
_ previously listed in the National Register
_ previously determined eligible by the National Register
_ designated a National Historic Landmark
_ recorded by Historic American Buildings Survey #
_ recorded by Historic American Engineering Record #

Primary location of additional data:
X State historic preservation office (*Texas Historical Commission*, Austin)
_ Other state agency
_ Federal agency
_ Local government
_ University
_ Other -- Specify Repository:

Historic Resources Survey Number (if assigned): NA

10. Geographical Data

Acreage of Property: Less than 2 acres (0.07117 acres + 0.7844 acres)

Coordinates Latitude/Longitude Coordinates

Datum if other than WGS84: NA

	Latitude	Longitude
1.	29.569747°	-97.954435°
2.	29.569755°	-97.953403°
3.	29.569155°	-97.953406°
4.	29.569161°	-97.954439°

Verbal Boundary Description: The boundaries follow the current legal parcels (38432 & 38429) which include part of Lot 4 172' x 209' of Block 61, River Addition and 3 SW 90' x 200' of Part of Lot 4, Block 61 of River Addition, Seguin, Guadalupe County, Texas.

Boundary Justification: The boundaries encompass the current legal parcels which represent a portion of the original historic farmstead and agricultural land. These boundaries contain all of the extant cultural resources associated with the historic King-Woods Farmstead including the original house, multi-purpose barn, buggy house, smokehouse and playhouse built by the King family and their descendants who lived in the house throughout the historic period. The farmstead is bounded by commercial development to the east and west, Grace Lutheran Church to the north, and E. Court Street delineates the original historic southern boundary for the two parcels.

11. Form Prepared By

Name/title: Terri Myers, Historian
Organization: Preservation Central, Inc.
Street &number: 823 Harris Avenue
City or Town: Austin State: Texas Zip Code: 78705
Email: terrimyers@preservationcentral.com
Telephone: (512) 478-0898
Date: September 26, 2017

Additional Documentation

Maps (see continuation sheets xx-xx)

Additional items (see continuation sheets xx-xx)

Photographs (see continuation sheets xx-xx)

Photograph Log

King-Woods Farmstead
Seguin, Guadalupe County, Texas
Photographed by Terri Myers
Date Photographed as noted

Photo 1: King-Woods House, south elevation, February 1, 2017, facing north.

Photo 2: King-Woods House, west and south elevations, February 1, 2017, facing northeast.

Photo 3: King-Woods House, south and east elevations, February 1, 2017, facing northwest.

Photo 4: King-Woods House (rear) and Smokehouse, east and north elevations, February 1, 2017, facing southwest.

Photo 5: King-Woods House, north (rear) and west elevations, February 1, 2017, facing southeast.

Photo 6: King-Woods House, rear porch (north elevation), February 1, 2017, facing south.

Photo 7: King-Woods House front porch, February 1, 2017, facing east/southeast.

Photo 8: King-Woods House, capital on raked pilaster (west elevation), February 1, 2017.

Photo 9: King-Woods House, pediment over entrance (south elevation), February 1, 2017, facing north.

Photo 10: King-Woods House, front door (south elevation), February 1, 2017, facing north.

Photo 11: King-Woods Barn, c. 1895, west and south elevations, December 10, 2016, facing east/northeast.

Photo 12: King-Woods Barn (horse stalls), west elevation, December 10, 2016, facing east/northeast.

Photo 13: King-woods Barn, north (rear) and west elevations, December 10, 2017, facing east/southeast.

Photo 14: King-Woods Buggy House, south and east elevations, February 1, 2017, facing north/northwest.

Photo 15: Kitchen/Smokehouse, east and north elevations, February 1, 2017, facing southwest.

Photo 16: Kitchen/Smokehouse, west elevation, February 1, 2017, facing east.

Photo 17: Kitchen/Smokehouse, east and north elevations, back yard, February 1, 2017, facing southwest.

Photo 18: Janice Woods Playhouse, 1947, west and south elevations, April 23, 2017, facing northeast.

Photo 19: King-Woods House Interior, April 23, 2017, facing south from dining room (1893) to central hall & front door (1887).

Photo 20: King-Woods House Interior, April 23, 2017, facing north from central hall (1887) to dining room and back door (1893).

Photo 21: King-Woods House Interior, December 10, 2016, Parlor (1887) facing northeast (notice pocket doors (1893) and the fireplace mantel built by W. C. Kisbaugh c. 1908).

Photo 22: King-Woods House Interior, December 10, 2016, front bedroom (1887), facing northeast.

Photo 23: King-Woods House Interior, December 10, 2016, rear bedroom (c.1887), facing south/southeast.

Photo 24: King-Woods House Interior, December 10, 2016, dining room (1893), facing east.

Photo 25: King-Woods House Interior, December 10, 2016, dining room (1893), facing west.

Photo 26: King-Woods Farmstead Domestic Parcel (buggy house, farmhouse and playhouse), February 1, 2017, facing north/northeast (Barn yard obscured by trees on right).

Photo 27: King-Woods Farmstead Domestic Parcel rear (farmhouse, kitchen/smokehouse, buggy house), February 1, 2017, facing west.

Narrative Description

The King-Woods Farmstead is located at 920 E. Court Street, at the eastern edge of downtown Seguin, Guadalupe County, in central Texas (Map 1). The district is composed of two adjacent approximately one-acre tracts containing resources historically associated with a 19th century cotton farm (Maps 2 & 3). The entire site measures approximately 325 feet by 210 feet, with a house and related domestic outbuildings situated in the western tract and the barn located on the eastern tract. The house is a one-story, frame dwelling with a modified hall-and-parlor plan and wraparound porch supported by classical columns (Resource 1; Photos 1, 2 & 3). The walls are clad in horizontal wood drop siding with 4/4 wood double-hung sash windows. Built as a side-gabled roof, one-story Folk Victorian style farmhouse in 1887, the home was altered through the addition of full-height Neoclassical Ionic columns in 1893 (Photos 7, 8 & 9). A dining room, bedroom and a hall extension were added to the rear of the house, also in 1893. In roughly 1908, a small kitchen was added behind the dining room and a bathroom was added next to the rear bedroom, on the west side of the house (Photos 4 & 5). The King-Woods house has not been altered since c. 1908 except for minor repairs and minimal upgrades to the plumbing and electrical systems. The front of the house retains its 1893 appearance and the c. 1908 rear additions are not easily visible from the street. A long gravel driveway along the west edge of the lot leads to a small wood frame front-gabled buggy house (Resource 4: Photo 14). It has a c. 1925 shed-roofed addition on its east side. A side-gabled wood frame smokehouse lies to the rear (north side) of the main house (Resource 3; Photos 15, 16 & 17). Its full-façade front porch facing the main house was enclosed c. 1935. A side-gabled frame playhouse built in 1947 lies to the east of the house, near the side entrance to the barnyard (Resource 5; Photo 18). On the adjacent tract, a gravel drive leads from E. Court Street to form a circle at the center of the barnyard. A c. 1895 large two-story frame barn with board and batten siding is located on the far side of the circular drive in the northeast corner of the site (Resource 2; Photos 11, 12 & 13). The long, sloping plane of the side-gabled roof may have been extended during the historic period to cover four horse stalls at the rear of the barn. Some domestic and several agricultural resources were removed from the farmstead around 1945 (Figure 12). Despite these changes, intact domestic and agricultural resources reflect the development of a large cotton farm between 1887 and 1968 that spread over several hundred acres of land. Though much of that land has been redeveloped for modern commercial use, the surviving resources of the King-Woods Farmstead represent significant aspects of farming and ranching operations at the height of agricultural productivity in Guadalupe County. The surviving resources are in good condition and possess high levels of historic and architectural integrity.

Location and Setting

The King-Woods Farmstead is located on two adjacent one-acre tracts developed as the headquarters of a farm established by Henry A. King and his wife Bettie Moss King (1887-1945), and later occupied by their granddaughter, Virginia King Bergfeld Woods, and her family (1945-2014) (Map 1). The farm is still under family ownership today. Together the lots are located at 920 E. Court Street, on the north side of the street, in east-central Seguin, Texas, approximately 0.6 miles east of the historic downtown core near a bend in the Guadalupe River. Court Street is a prominent east-west thoroughfare that passes through the center of downtown Seguin in front of the county courthouse. As it proceeds east, Court Street quickly becomes more rural in feel, with historic homes and farmsteads interspersed with more recent commercial infill. Although some modern development has encroached upon the farmstead, the setting is still semi-rural in nature due to the large lots, mature trees, and scattered historic buildings. Non-historic buildings are located to the east, west, and north, but the parcel's large size, building set back, and vegetation cover provide a buffer from the more recent development around it (Map 1). Across Court Street sits a low-rise mid-century office building on a lot with large oak trees.

Like many central Texas farmsteads from this period, the resources in the King-Woods Farmstead are divided into two functional "zones" with the main house and associated domestic resources clustered on the western half of the parcel, and the barn and associated agricultural resources set in a barnyard on the eastern half (Maps 2 & 3). [1] The domestic zone contains the main house, smokehouse, buggy house, playhouse, gardens, driveway, and landscaping. Today the agricultural zone contains only the barn, barnyard, and remnants of a circular drive but historically it had several smaller barns, sheds, and corrals that were removed. The two zones are separated by a fence that runs north-south through the parcel. They are further defined by a row of kumquat trees that runs parallel to the front portion of the barnyard driveway.

In the domestic zone, the main house faces south toward Court Street. The house is set back about 50 feet from the street and has a broad front lawn. A short set of concrete steps near the curb and a narrow concrete walkway lead from Court Street to the house. The walkway continues along the front of the house, curving around each side of the wraparound porch. The gravel driveway along the west side of the house is approximately 180 feet long and runs from Court Street to the northwest corner of the parcel to the buggy house at the rear of the lot. A second concrete walkway intersects the driveway about mid-way and leads to the west side of the porch. Behind and parallel to the walkway is a stone path leading from the driveway to the back door which opens into the screened kitchen porch. The path also leads to the smokehouse door on the south side of the building. The smokehouse is located immediately behind the main house. Behind the smokehouse is the rear yard, which contains a small, well-defined garden, a concrete patio pad, and three raised garden beds. The playhouse lies about 35 feet east of the main house and is reached by another stone path that also leads to a gate between the house and barnyard. The domestic portion once contained a cistern, frame privy, and several chicken houses that were removed about 1945.

The lot has an open feel, but has well-spaced, mature trees including pecan, red oak, and capote. The row of kumquat trees runs down the center of the site just east of the playhouse and screens the domestic zone from the agricultural zone. The tree line divides the two functional zones into nearly equal-sized sectors within the site. Most of the fencing in the rear yard is hog wire with metal posts, although a short decorative section is located between the driveway and the house. It has open wire panels with arched tops containing metal scrollwork.

The agricultural zone is less developed. The front portion of this zone consists of an open yard sparsely covered with short grass. A curb cut from Court Street opens onto the site through the remnant of a graveled, circular drive. Though partially overgrown, the drive through the barnyard is still clearly visible and well-defined. Pig pens and a concrete pig pool, poultry houses, a well and possibly other agricultural resources once lined the circular driveway. Early horse and cattle barns once lay behind these resources. They were removed from the site about 1945. The barn is the only surviving building on the site. The large two-story frame barn occupies the northeast corner at the rear of the lot. A few trees grow in the narrow space between the east wall of the barn and a chain link fence along the east property line. West of the barn lies a small barnyard enclosed with a low hog wire fence.

Resource 1: King-Woods House (1887, 1893, 1908), *contributing building*

Overview
The King-Woods House is a one-story wood frame farmhouse that was expanded and altered early in its history (Photo 1; Map 4). Anecdotal sources suggest that the house may have started as c. 1850s dogtrot building with an open breezeway between two rooms, but that has not been confirmed (Map 5).[2] By 1887 the house appeared as a

[1] Terminology and analysis of Central Texas agricultural properties from Moore, Freeman and Russo, 2015; and from previous rural studies conducted by Myers, particularly in Westphalia, Falls County, in 1996, and in Hays and Travis County, various dates including 2015.
[2]Family sources claim that the original house had an open breezeway between the front rooms, similar to "dogtrot" houses of

side-gabled roof, one-story Folk Victorian dwelling with chimneys at each gabled end and a footprint measuring approximately 40 feet wide by 16 feet deep. The 1887 iteration had three rooms—a parlor, hall, and bedroom – and possibly a second bedroom behind the first (Map 6). During that time, the front porch had square wood posts with a Victorian spindle frieze and decorative brackets but its overall configuration is unknown (Figure 9). It had wood drop siding with a decorative bead. Later additions to the building had drop siding without the decorative bead.

In 1893, the house was extended approximately 13.5 feet to the rear for the addition of a dining room on the east and possibly the rear bedroom on the west (Map 7). The hall was also extended to provide access between the new rooms and the rest of the house. An archway was built at the end of the original hall. It opens to the west side of the long dining room. Pocket doors installed between the parlor and the east side of the dining room, allowed those rooms to be partially integrated as needed. At the same time, the owners added a deep porch supported by Ionic columns across the entire front façade and around both sides, changing the style to its present Neoclassical appearance (Figures 10 & 11). A small section of the porch behind the west side chimney was enclosed as a nursery that opened to the front bedroom at an unknown date, possibly in 1896 when a son was born to the family (Map 8).

About 1908, George King's small bedroom was converted into a bathroom and a kitchen and porch were added to the rear of the dining room (Map 8). Later, in the early 20th century, the rear porch was partially enclosed with lattice and screen walls on two sides to create a screened porch and two small storage closets. These were the final additions to the house.

Due to the various additions, the house has numerous intersecting roof forms—the narrow side-gable of the original volume, a gabled "L" near the northwest corner, a small side-gabled section at the intersection of the "L", a short north-south gable corresponding to the kitchen at the northeast corner, a small shed-roofed section at the northwest corner that contains the bathroom, and the shed-roofed porch that wraps around the front of the house. The entire roof is clad in asphalt shingle, and all building volumes have cedar foundation piers and brick skirting.

The house's most noticeable feature is its front porch. It is approximately 8 feet deep and wraps around the house to about the midway point on each of the side elevations (Photos 1-3). In the center of the porch is a projecting, pedimented entry supported by four fluted Ionic columns (Photos 7-9). The pediment features decorative scrollwork. Under the pediment, two concrete steps flanked by low concrete piers lead from the walkway to the porch. Four additional Ionic columns are spaced across the front of the porch—at each corner and between the corners and central pedimented entry. On its east side, the porch wraps about 16 feet toward the north to the edge of the 1887 house volume. There are two additional fluted Ionic columns on this elevation. On the west side, the porch wraps only about 10 feet. It is here that the porch was slightly truncated for the construction of a small nursery, probably in the 1890s. This side has one additional column plus a fluted Ionic pilaster at the corner where the nursery infill begins. The lot slopes subtly at this corner, such that the west side of the porch requires a set of three concrete stairs to reach it. The wood handrails on either side of the stairs appear to be non-historic. The porch has a tongue-and-groove floor and a ceiling of narrow wood strips.

Front (South) Elevation
The front façade has a symmetrical AABAA arrangement with a central entrance flanked by two window openings on each side. The entrance contains a single entry door topped by a two-light transom window. Vertical bead board panels used as infill are found to either side of the door, suggesting that the door opening was reduced in size—

Central Texas in the early settlement period. The configuration and dimensions of the two 16' x 16' front rooms and central hall of the King-Woods House conform to a pattern used by local contractor and William King's stepfather, J. A. M. Boyd to build similar "dogtrot" houses in the Seguin area in the 1840s (Gesick 2010: 24)

likely in 1893 when the house was remodeled to its Neoclassical appearance. The door and transom openings are framed with flat trim. The door itself is highly elaborate, with a bottom panel containing a decorative intaglio carving and a large window with etched glass in its center and leaded and stained glass lights in a 3" rectangular border around its edges (Photo 10). On either side of the window and bottom panel are carved spindles with alternating cylindrical and blocky shapes. Delicate sawtooth trim underlies the window, and the knob backplate is cast iron with carved floral motifs. A plain, historic-age wood screen door is attached to the exterior. The four window openings on this primary façade have tall, narrow, 4/4 double hung wood windows, louvered shutters, and wide wood trim with a molded strip along the top. The siding on the front elevation is wood drop siding with a thin decorative bead between each lap.

East Elevation
The southern portion of the east elevation is the 16-foot-long gable end of the 1887 house volume. A brick exterior chimney with a corbeled cap is located in the center of that volume (Photo 3). On either side of the chimney is a 4/4 double hung wood window with shutters. The gable end has a cornice return and non-historic vertical siding with two round vents. A fluted Ionic column is located where the wrapped porch terminates at the edge of this building volume. The northern portion of this elevation corresponds to the dining room and kitchen additions. This section has wide frieze boards and wood drop siding without the decorative bead. Near the center of the elevation is the dining room section, which is approximately 13.5 feet wide. Its gable end is shorter than that of the front house volume and also has a cornice return. Paired 4/4 windows with outside shutters are off-center under the gable. North of this is the 10.5-feet-wide kitchen addition volume, which has an intersecting gable that runs north-south. This section has one non-historic 9/9 metal window with shutters.

West Elevation
On the west elevation, the southern 1887 volume also has a brick exterior chimney in the center of the gable end (Photos 2 & 5) . The chimney on this side is similar to the east chimney but has decorative dentils under the corbels. The gable end has a cornice return and non-historic vertical siding with two rectangular vents. Since this is the elevation where the wraparound porch was truncated, the chimney here is no longer flanked by window. Instead a single 4/4 window with shutters is on the south side of the chimney. Immediately adjacent to the north edge of the chimney is the shed-roofed nursery and bathroom volume, which projects approximately eight feet beyond the wall plane of the 1887 house. A south-facing historic door on this volume leads from the porch to the nursery/storage area. The door has three small square panels and two narrow horizontal panels in its lower section, a single-light window in its upper section, and another row of three small square panels above the window. A historic screen door with decorative spindles is attached. A single-light transom is centered above the door. The door and window openings are trimmed with flat boards. Along the west wall of the office and bathroom volume are two 4/4 windows with shutters and wide wood trim pieces. The siding on the front 1887 volume is wood drop siding with a decorative bead, and the siding on the northern addition volume is wood drop siding without a bead.

Rear (North) Elevation
The house's rear, or north, elevation has two parallel gable ends, both of which have cornice returns, horizontal siding, and rectangular vents (Photos 4 & 5). The gable end on the west side of the elevation measures about 15.5 feet across and corresponds to the rear bedroom. A single 4/4 window with metal burglar bars is centered under the gable. The gable end at the east side of the elevation measures about 11.5 feet across and corresponds to the kitchen addition at the building's northeast corner. It has a tiny nonhistoric 1/1 window in its center. The kitchen addition projects about 10.5 feet beyond the wall plane of the rear bedroom. A small shed-roofed porch extends from the west wall of the kitchen addition, between the two gabled ends. The porch is accessed by two concrete steps and has a single entry door surrounded by screened and latticed sidelights and transom. The door opening has a decorative historic screen door with spindles and jigsawn brackets (Photo 6). The west side of the porch is fully screened and latticed. Inside the porch are two storage closets and a historic door into the dining room. This door

has two tall, vertical lights in its upper section and two rectangular panels in its lower section. The doorknob is white porcelain.

Interior
The interior of the house retains excellent integrity. The front door opens into the central hall (Photos 19-20), which has a door opening to either side—the east door leads into the parlor and the west door to the front bedroom. At the north end of the hall is an arched opening that leads into the dining room (Photo 20). The hall, parlor, and dining room have dark stained oak floors. The hall and dining room both have stained wood wainscoting, and the trim around all door and window openings is stained wood with bullseye blocks in the corners (Photos 19-20, 24-25). Wide painted crown molding is found underneath the high ceilings of all rooms. Between the parlor and dining room is a set of wide, dark stained pocket doors. At the west end of the dining room is a door to the rear bedroom (Photo 22). From the rear bedroom, doors lead south into the front bedroom (Photo 23) and west into the bathroom. The bathroom has painted bead board wainscot walls. Both bedrooms currently have carpet covering the floors. At the northern, or rear, wall of the dining room are two doors—one leads to the kitchen at the building's northeast corner and the other is the exterior door that leads onto the rear porch (Photo 20).

Resource 2: Hay/Horse Barn (c. 1895), *contributing building*

Overview
The two-story Hay/Horse Barn at the northeast corner of the barnyard is the only surviving agricultural resource on a lot that once had several barns, corrals, pig pens, and a concrete swimming pool for the hogs (Virginia Woods interview, 2017). Built c. 1895, the large wood frame structure is supported by wood posts that rest on thick cedar piers (Photos 11-13). Many of the short piers are reinforced with limestone rocks at their bases. The barn's footprint measures approximately 56 by 55 feet with the slightly shorter gable-endwalls opening to the east and west. The barn is clad in wide vertical boards, most of which retain their original battens. The roof is clad in corrugated metal.

The two-story portion of the barn is situated on the southern side of the structure, with the top of the gable set back only about 14 feet from the southern elevation. The rest of the asymmetrical roof is comprised of the long northern slope, which extends approximately 41 feet from ridgeline to the low wall along the barn's north elevation. The second floor functions as a hay loft and is 1,456 square feet in size.

The barn is divided into four main functional spaces (Map 9). The center enclosed section contains two rooms that were used for offices and storage space. The open-sided passage at the front of the barn was to shelter wagons. The two-story section over the offices, storage rooms and wagon passage were hay lofts. At the rear of the barn are partially enclosed horse stalls and work spaces under the sloped roof.

East and West Elevations
The lower level of the barn has three bays along the gable-end east and west elevations. The southern bay measures approximately 14 feet across, from the edge of the structure to a point underneath the roof peak. This bay functioned as a passage and shelter for wagons and is open along the entire southern elevation. The second bay is approximately 18 feet across and is enclosed with board and batten siding with no windows on either elevation. This enclosed section corresponds to a 672 square-foot, wood-floored interior space with offices at either end that were likely tack rooms or storage in the historic period. Above the southern and central bays are narrow strips of projecting roof flashing material that likely sheltered tracks for rolling doors that are no longer extant. The northern bay measures approximately 23 feet across and is situated under the lowest portion of the roof along the structure's northern elevation. This section has a large open passage for wagons or equipment and four horse stalls. The open sections of barn to the north and south have dirt floors. The second floor of each of the side elevations is the

hayloft, which is enclosed in siding. A small board and batten hayloft door with strap hinges is located near the center of each upper story end wall.

South Elevation
The south elevation is comprised of the open passage that runs the length of the building plus a tall section of enclosed hayloft above. The hayloft in this portion of the building is essentially a wide overhanging volume supported by five 4x4 posts spaced evenly along the south edge of the southern passage. Two door or window openings with board and batten doors and metal strap hinges are located on the hayloft's south wall. Underneath the overhang, two door openings lead from the open passage to the enclosed interior of the barn. Each door is comprised of thin vertical boards; one appears to be functioning as it retains its metal strap hinges, while the other appears fixed. Each door has a set of three steps in front of it. Four window openings are located near the doors, each of which is currently enclosed with wood. The siding on this sheltered section of the south façade consists of narrow horizontal boards with gaps between them for air circulation.

North Elevation
The barn's north elevation is a windowless wall that is only approximately five feet high due to the low roof extension on the north side. The six-inch wide boards on the north façade appear to have been added recently.

Resource 3: Smokehouse (c. 1895, c. 1935), *contributing building*

Overview
The smokehouse is located directly behind the main house, approximately 10 feet north of its rear porch. The wood frame building has a "saltbox" appearance, with a c. 1895 gabled volume on the north and an enclosed c. 1935, shed-roofed porch along the southern elevation (Photos 15-17). The building is clad in board and batten siding with plain, flat bargeboards and narrow fascia boards. Windows on the c. 1895 volume are wood, while windows on the c. 1935 enclosed porch are metal casement. The roof has shallow eaves and a standing seam metal roof. Metal gutters run along the north and south edges of the roof and downspouts are located at the southwest and northwest corners of the building. The c. 1895 building is raised slightly onto a cedar post and brick foundation with corrugated fiberglass skirting, while the shed-roofed former porch is slab on grade. The north and south elevations measure approximately 24 feet across and the side elevations measure approximately 20 feet across.

South Elevation
The south elevation, or south wall of the former porch, faces the main house. It has a single entry door on its east end and a single window opening on its west. The door opening is reached by a single concrete step and has a historic door and screen door. The door has a single large window in its upper half, with two panels above and five panels below. The window opening on the south elevation is a horizontal window located just below the eave. It contains three small, single-light, metal casement windows. The door and window opening are trimmed in flat wood pieces and the window has a shallow wood sill.

North Elevation
The north elevation, or north wall of the original building, contains a single entry door on its west end and a single window on its east. The door opening is reached by a single concrete step and has a non-historic slab door and a historic wood screen door. The window has 6/6 wood double-hung sash, fixed shutters, and a historic wood screen. The window and door openings both have wood trim with a decorative molded piece along the top strip.

East Elevation
The east side elevation has a single window opening in the original gabled building volume. It has the same wood trim and fixed shutters found on the rear elevation window, but 2/2 wood double-hung sash. Above the window is

a rectangular louvered vent in the gable end. The west side elevation has one small, two-light, casement window in the c. 1935 porch enclosure and a louvered vent in the gable end.

Resource 4: Buggy House (c. 1890, c. 1920), *contributing building*

The buggy house is a small wood frame building constructed c. 1890 (Photo 14; Figure 12). It is located at the northwest corner of the lot at the end of the 180-foot long driveway that runs along the lot's western edge. The building consists of a compact front-gabled section with a footprint measuring approximately 13 across and 21 feet deep, and a nine-foot wide, c. 1925 shed-roofed addition on the east side. Both building volumes are clad in board and batten siding and have flat fascia trim at cornice level. The building rests on sunken cedar posts and the interior has a dirt floor. The original building has a standing seam metal roof and the addition's roof is corrugated metal.

On the south (front) elevation, the original gabled volume has two wide, swinging, board and batten doors with unusual chamfered corners. Each door is attached with three metal strap hinges. Between the two doors is a simple latch with a hinged block of wood that swings into place to keep the doors closed. The addition has a pair of shorter board and batten doors that each have two strap hinges. The other three elevations lack doors or windows.

Resource 5: Playhouse (1947), *contributing building*

The playhouse is located approximately 35 feet east of the house near the yard's decorative kumquat trees. It is a small wood frame side-gabled building with a footprint measuring approximately 10 by 8 feet (Photo 18). Its siding is asbestos and its roof is standing seam metal. Exterior walls have plain fascia and corner boards and flat window and door trim. The narrow bargeboards on the gabled side elevations have small wood "keystone" details. The building sits on a slightly raised foundation and its front elevation has a "Charleston" porch with wide, low steps accessing both sides. Along the front of the porch is a balustrade with turned and square banisters. The foundation is skirted with lattice.

The front elevation is symmetrical, with a central door flanked by two windows. The door is a non-historic replacement with two panels in the lower section and nine rectangular lights in the upper section. The west side elevation has a single window opening. All three windows have fixed wood shutters, replacement vinyl sash, and metal screens. The east side elevation and rear are windowless. Inside, the playhouse has a single room with a vaulted ceiling that follows the roof form. The floor is wood and the walls are smooth and painted.

Integrity

The King-Woods property serves as an intact example of a late 19th and 20th Century farmstead. Specifically, its original farmhouse, multi-purpose barn, buggy house, kitchen/smokehouse and children's playhouse, retain a high level of historic and architectural integrity. The intact spatial organization visible in the deep building setback, internal pathways and drives, and separation of domestic and agricultural work areas strongly conveys the property's rural history and agricultural associations. The property does not contain any modern resources to detract from its historic appearance.

The farmhouse retains its historic design, materials, and workmanship to a remarkable degree. Its primary and side facades appear much as they did in 1893 when the house was remodeled with the addition of Neoclassical detailing. Minor additions to the rear c. 1908 occurred within the period of significance and detract little from the building's 1893 design. The house retains its historic fenestration pattern, its c. 1893 form, plan and design, and its siding and

window materials. It lies on its original site and retains significant integrity of setting and association through its historic landscape design and spatial relationships with the other rural resources on the site.

The hay and horse barn is the largest extant barn of its kind in Seguin, and possibly Guadalupe County. Its large size, solid construction, quality materials and multi-purpose design reflect the family's level of success from cotton cultivation in the late 19th century. These attributes have contributed to its high degree of preservation and architectural integrity more than 100 years after its construction. Many of its contemporaries in the county have been demolished, neglected to the point of collapse, or severely altered to the extent that they no longer convey historic agricultural functions. The King-Woods barn is one of the best, most intact examples of a late 19th century agricultural resource in the region and retains integrity of location, design, materials, workmanship and feeling. Though its setting and association have been compromised somewhat by commercial development along E. Court Street, the barn is so distinctive that it is still able to convey its agricultural heritage within its original barnyard.

Inventory

No.	Resource Name	Property Type	Date of Construction/ Additions	Style/Subtype	Primary Materials	Contributing
1	King-Woods House	Domestic Building	1887/1893/ c. 1908	Folk Victorian/ Neoclassical	Wood	Yes
2	Hay/Horse Barn	Agricultural Building	c. 1895	Saltbox Roof Hay&HorseBarn	Wood	Yes
3	Kitchen/Smokehouse	Domestic Building	c. 1895/c. 1935	Side-gable Summer Kitchen	Wood	Yes
4	Buggy House	Domestic Building	c. 1890/c. 1920	Front-gable Buggy & Auto Garage	Wood	Yes
5	Playhouse	Domestic Building	1947	No Style	Asbestos	Yes

Statement of Significance

The King-Woods Farmstead was established in 1850 by pioneer settlers William George King and his wife Euphemia Texas Davis Ashby King, and further developed by their son Henry Ashby King and his wife Mary Elizabeth "Bettie" Moss King, at the eastern edge of Seguin, Guadalupe County, in south central Texas. The property is nominated to the National Register of Historic Places at the local level of significance under Criterion A in the area of Agriculture for its associations with agricultural development in Central Texas in the late 19th and early 20th centuries. It is also architecturally significant under Criterion C for its outstanding Folk Victorian farmhouse with Neoclassical features and large, intact hay and horse barn, which is the largest surviving example of its type in Seguin. The farmstead has its roots in the pioneer settlement of Guadalupe County whose colonists claimed land grants, built rough-hewn log houses, and participated in early agricultural production. The King-Woods Farmstead, developed largely between 1887 and 1908, represents the efforts of Henry and Bettie King, who followed progressive farming methods and cultivated cotton at a time when high crop yields and prices provided them with a level of prosperity far beyond that of their parents. Cotton provided the income for Henry and Bettie King to build their original Folk Victorian house in 1887 and to remodel it with wide galleries and classical columns in 1893. Cotton also supplied means to expand their farm from 51 acres in 1881 to hundreds of acres by the late 19th century and to erect substantial outbuildings to further support their endeavors. Though some early buildings and structures such as chicken coops, pig pens, and privies were removed in the 1940s, the surviving farmhouse, two-story hay and horse barn, buggy house, kitchen/smokehouse and child's playhouse reveal how a Central Texas farm family lived and worked in the late 19th and early- to mid-20th Century. Furthermore, historic development patterns common to late 19th and early 20th Century Central Texas farmsteads, including site location, domestic and agricultural work zones, spatial arrangements between resources, internal pathways, use of vegetation and fencing, and access and orientation to major transportation routes, are still evident on the site. These resources possess high levels of historic and architectural integrity and together convey a strong sense of Guadalupe County's early settlement and agricultural heritage. It is for these reasons that the King-Woods Farmstead is nominated to the National Register of Historic Places as a historic district. The period of significance extends from 1887, the year Henry King completed his house, to 1968, which spans the family's occupancy and the use of the farm for agricultural purposes.

Historic Context

The King-Woods Farmstead lies at the eastern edge of the city of Seguin, the county seat of Guadalupe County. Though Seguin is only about thirty-five miles northeast of the large South-Central Texas city of San Antonio, it retains much of its small town identity as the historic hub of trade and transportation for a vast agricultural area. The courthouse square lies at the center of the historic downtown business district where the original streets are lined with two-story brick commercial buildings dating from the latter part of the 19th century. The street grid still conforms to the pattern established in the 1838 townsite plat. One of the main streets, Court Street, passes by the courthouse and extends east and west beyond the city limits where it turns into a state highway. It was on Court Street that William G. King established his homestead at the eastern edge of the town.

King chose the site for its strategic location at the center of his 500-acre farm that spread out to the east of the city, its elevation high above the floodplain, and its proximity to the clear spring water that emanated from a nearby creek known as King's Branch (of the Guadalupe River). At the same time, it was close to schools, churches, stores, social and civic activities and the freight depot, all of which were found in the city. Even today, the King-Woods Farmstead conveys a sense of its semi-rural origins at the place where the city meets the country.

Guadalupe County and Seguin

Native Americans built semi-permanent campsites and the Spanish settled ranches along the rivers and creeks that passed near present Seguin, but the first sustained settlement efforts came as a result of the Spanish government's desire to colonize its northern frontier in the 1820s. The Mexican government continued the policy after overthrowing the Spanish in 1820. Stephen F. Austin was the first and most renowned *empresario,*or colonizer, of his time but other *empresarios* took up the charge, enlisting prospective immigrants primarily from the United States with the promise of free land to any man who obeyed Mexican law, converted to Catholicism and did not bring slaves to the colony. Green DeWitt met and was inspired by Austin to petition the Mexican government for an *empresario* contract to bring four hundred "industrious and respectable Catholic families" to the state of *Tejas y Coahuila*. His initial attempt was refused but Austin intervened on his behalf and DeWitt's request for a six-year contract was granted in 1825. DeWitt's colony was enormous, covering all or most of present Caldwell, Guadalupe, Gonzales, DeWitt and Lavaca counties and parts of several other counties (Figure 1). DeWitt had the land surveyed and established a capital at Gonzales before embarking on a campaign to promote sales in the newly opened territory.

At the outset, colonization efforts met with resistance from various Indian tribes, including Tonkawas, Karankawas, Lipan Apaches, and Comanches. Despite these dangers, DeWitt attracted a number of American families to the colony and in 1830 the population stood at 377, with twenty-six families (160 people) and thirty-one single men (Handbook of Texas Online "DeWitt's Colony"). Married men who were both farmers and stock raisers were eligible for a league and a labor of land, or 4,428.4 acres. Single men were entitled to only a quarter of that amount but if they subsequently married, they could apply for a larger allotment. In the early years, settlers farmed at a bare subsistence level. They primarily grew Indian corn and raised a few hogs and beeves. Their diets consisted largely of corn meal cakes augmented with wild game, which was plentiful.

At the end of DeWitt's contract in 1831, Gonzales was the only town in the colony and most of the settlement was concentrated around the fledgling capital. The pioneer settlers of Gonzales jealously guarded their land and discouraged new immigrants from buying property in the area, forcing them to move to the colony's hinterlands where they were more isolated and vulnerable to Indian raids. Among those who accepted the challenge were Umphries Branch and his father-in-law, John Sowell, both immigrants from Tennessee. In 1833, Sowell helped Branch build a log cabin at Walnut Springs, on the north side of the Guadalupe River. It was the first Anglo homestead in what would become Guadalupe County and the future site of the city of Seguin.

Settlement in the western frontier was indeed isolated and dangerous and only the most determined settlers remained in the area. Indian raids only increased as more immigrants trickled into their territory, causing some to flee back to Gonzales or give up altogether. As late as 1835, only twenty-two families resided in what is now Guadalupe County. Most were farmers who hailed from the southern states, particularly Kentucky and Tennessee, where good farmland was expensive and scarce. The lure of so much free, rich land in Texas inspired the most determined to persevere on their Mexican land grants. At the beginning of the Texas War for Independence, even those brave souls retreated back to Gonzales and further east as the Mexican army advanced toward them in what became known as the Runaway Scrape.

After Texas won its independence from Mexico, the government authorized volunteer troops – Texas Rangers – to organize companies to protect remote communities in the expanding frontier. The plan encouraged those who had fled from Indians, Mexican soldiers, or both, to return to their homesteads. A company of Texas Rangers led by Capt. John Coffee Hays established a camp at Walnut Springs where Umphries Branch had earlier staked his claim. Their presence resulted in a new wave of settlement, much of it from Mexican War veterans who were awarded land grants in present Guadalupe County on the basis of their service to Texas. In fact, many of the 33 men who

laid out the townsite of Walnut Springs in 1838, were war veterans and Texas Rangers, among them the King brothers of Tennessee. The following year, the town was renamed Seguin, in honor of Juan N. Seguin, a hero of the Texas War for Independence.[3] The establishment of the town – and the presence of so many experienced militia men – was an encouragement to other settlers who began to move into the region after 1838. The town quickly became the center of social and economic life in the western section of the former colony.

As more people moved to the region around Seguin, residents began calling for the creation of a new county to more closely address their specific needs. Guadalupe County was first organized as a judicial county in 1842, during the period of the Texas Republic. It only lasted a few months, however, before the Texas Supreme Court found judicial counties to be unconstitutional. It wasn't until 1846, after Texas was annexed by the United States, that the state legislature carved Guadalupe County from its neighbors, Bexar and Gonzales counties. As the principal town in the region, Seguin was the natural choice for the county seat. As such, the town attracted more settlement, which in turn stimulated its economic, social, and political development in the mid-19th century.

Agriculture served as the foundation for the local economy from the start. The pioneer farmers who first broke ground in the frontier in the 1830s and 1840s, progressed far beyond bare subsistence to a much more intensive level in the decade preceding the Civil War. They began to diversify their crops to include hay, wheat and oats, in addition to corn. Some established peach orchards. They increased their herds and began driving cattle to outside markets. Some branched into dairy farming. Between 1850 and 1860, the amount of cultivated land in the county increased dramatically from 4,433 acres to 42,115 acres (Handbook of Texas "Guadalupe County"). Few Guadalupe County farmers grew cotton in the early years; only 182 bales were produced in 1850. Ten years later, the number of bales increased to 3,424 as farmers began to find that cotton grew well in the black clay soil. Indian corn remained the staple crop with incredible gains from 80,330 bushels in 1850 to a whopping 376,425 bushels in 1860. In just ten years, the number of beef cattle rose from a reported 11,000 head in 1850, to more than 67,000 in 1860. The number of horses, hogs, and sheep increased in similar fashion. Agricultural development between 1850 and 1860 was almost miraculous with land and livestock values rising nearly 600 percent in that ten-year period (*Handbook of Texas online* "Guadalupe County").

The outbreak of the Civil War put an end to many of the gains made in the previous decade for the duration of the war and well into the 1870s. Most of the early settlers in the region had come to Texas from the slave-holding southern states and generally supported the Confederate cause, though few owned large numbers of slaves themselves. A few, especially German immigrants who opposed both slavery and conscription, voted against secession to little effect. Guadalupe County men raised several companies, including Company D of the Fourth Regiment of Texas Volunteers of Hood's Texas Brigade and Company B of the Thirty-second Texas Cavalry Regiment under Dr. Peter Cavanaugh Woods, a physician from San Marcos. Several Seguin-area men, including Henry McCulloch and all the King brothers, acquitted themselves well in the conflagration. As most of the able-bodied men of the county went off to war, many women took charge of their farms and herds, aided by old men, children, and slaves. It was a time of shortages, grief and despair.

Though Texas was spared the most devastating effects of the war, Texans suffered nonetheless, even after the last shots were fired. War-weary survivors returned home to find they were disenfranchised, their farms were in disarray with crops rotting in the fields and their cattle were scattered and lost. The year after the war, residents of Guadalupe County found they had lost nearly 70 percent of their taxable property. About 35 percent of that loss was due to Emancipation Five years later, little had improved; farm acreage, farm values, and livestock values

[3] According to King family lore, it was John Rhodes King who persuaded his fellow Texas Rangers to rename the town for Seguin, a personal friend who married into the Flores family and carved his own ranch from the Flores Ranch on Cibolo Creek.

remained worth only about half their pre-war value. By the mid-1870s, however, the county finally began to recover with agriculture again driving the economy (*Handbook of Texas online* "Guadalupe County").

Two major factors contributed to agricultural gains in the region at that time: the arrival of the Galveston, Harrisburg and San Antonio Railway to Seguin in 1876 and the rise and success of cotton cultivation in the last quarter of the 19th century. The railroad freed area ranchers from the time, expense and danger of long, sometimes harrowing, cattle drives to northern livestock yards. Likewise, it gave farmers a fast, reliable way to ship their agricultural products to distant markets, thereby reducing overhead and leveling the playing field among competitors. In doing so, the railroad helped Guadalupe County farmers move beyond merely eking out an existence on the land to making a profit from their crops and livestock, thereby giving them the means to appreciably improve their lives and add to their quality of life.

The most powerful factor driving the economy was the phenomenal growth and success of cotton across the blackland prairie of central Texas in the 1870s and 1880s. Though cotton cultivation stalled during the Civil War, it resumed in the post-war years and rose to become the dominant crop in the region starting in the 1870s and continuing into the early 20th century. The removal of Native Americans, the introduction of barbed wire, the development of specialized tools to break up the dense clay earth and the advent of the railroad all factored into its spread, but its success in the region was largely due to the soil itself. The black clay soil was particularly conducive to growing cotton. In the 1870s, refugees from the war-torn Deep South and European immigrants alike began flooding into the open prairies of central Texas and grew cotton (Myers 2015).

Those with resources bought their own 80 to 250-acre tracts that they worked with family members (Myers 1996). Those with little means worked as tenant farmers or sharecroppers on large cotton farms that sometimes spread over hundreds, even thousands, of acres. Landowners generally provided on-site housing for tenant farmers who supplied their own work animals, equipment and seed. Tenant farmers were somewhat more autonomous than sharecroppers, who provided only their labor with the landowner supplying the seed, tools, and draft animals. Regardless of station, they planted in the spring, worked the fields during the summer, and picked the cotton by hand, beginning in late August. After the cotton was ginned, they settled accounts. Because they invested more of their own resources and assumed greater risk, tenant farmers typically received two-thirds of the cotton's value while sharecroppers generally kept only half. Both systems of farm labor were common and widespread throughout the Texas cotton belt from the 1870s until the 1930s. (*Handbook of Texas Online* "Cotton Culture")

Between 1880 and 1900, cotton was the most important crop throughout south central Texas, including Guadalupe County. The crop's great success encouraged farmers to invest in more land to plant in cotton. Their larger operations required them to hire more laborers. Cotton paid for new, fashionable houses with milled lumber and decorative architectural features. Though cotton production in the county peaked by the turn of the century, it remained the dominant crop through the first decades of the 20th century. After a slow start in the 1870s, cotton spread over 16,000 acres and accounted for about 12 percent of the county's total improved farmland, by 1880. Twenty years later, cotton remained the main crop, covering 100,000 acres – nearly 60 percent – of the county's farmland. (*Handbook of Texas Online* "Cotton Culture") In the last quarter of the 19th century and the first decades of the 20th century, cotton provided Guadalupe County farmers with a comfortable, middle-class lifestyle.

Eventually, though, cotton proved to be too much of a good thing. High yields and good prices, along with increased demand during World War I, pushed farmers to plant ever more cotton until the bubble burst. By the 1920s, excessive cotton cultivation had seriously depleted the soil, resulting in smaller yields and leaving the plants vulnerable to disease and insect infestation. At the same time, government demand for cotton used in uniforms dried up at the conclusion of the war, leaving farmers with a surplus of cotton that glutted the market and pushed down prices. At the peak of production in 1900, Guadalupe County farmers produced 38,960 bales of cotton on

about 100,000 acres. In 1930, they harvested only a fraction of that amount – 8,266 bales – on a slightly larger area of 118,300 acres (*Handbook of Texas online* "Guadalupe County"). The era of big cotton had come to an end. For more than half a century – from the 1870s through the 1920s – cotton reigned supreme as the mainstay of the region's economy and the source of prosperity for a generation of yeoman farmers in Guadalupe County.

Farmers continued to grow cotton through the 1930s and 1940s despite low yields and wildly fluctuating demand and prices. In the postwar period, however, many gave up farming altogether and moved to cities and towns where they found jobs in business and industry. By the 1950s and 1960s, many family farms were sold to agri-businesses that consolidated them into large, highly mechanized commercial tracts. Others sold their lands for new subdivision development and shopping venues that sprang up around Seguin and other growing towns in the postwar years. Today, remnants of late 19th and early 20th century family farms still survive on the outskirts of Seguin and in clusters along the county rounds.

Agriculture continued to fuel the county's economy through much of the 20th century, with 80 percent of the land still used for ranching or crop production as late as the 1980s. Other industries emerged in the 20th century. In the early 1920s, oil was discovered in the eastern part of the county and several oilfields remain in use. Some manufacturing industries located in the county during the 1940s. As San Antonio continued to grow northward in the latter half of the century, Guadalupe County became something of a "bedroom community" for the larger city; people preferred to live in the more peaceful environs of the semi-rural county but found work in the bustling city to the south. Today, the county still retains a sense of its rural and semi-rural past with vast tracts of commercial agriculture and the occasional historic farmstead. As the city of Seguin and smaller towns expand in response to San Antonio's continued growth, however, much of the surrounding agricultural land will continue to transition into new residential and commercial development.

One noteworthy farmstead at the eastern edge of Seguin survives as a rare, tangible link to both the city's frontier origins and its subsequent development as the center of cotton cultivation and commerce in Guadalupe County in the late 19th and early 20th centuries. The King-Woods Farmstead at 920 E. Court Street is an excellent representation of the area's transition from a pioneer outpost to a prosperous cotton farming district within the span of two generations. In its history is found the history of Texas, from Mexico's efforts to colonize its northern territory in *Tejas y Coahuila*, through the travails of the Texas Revolution, the Civil War and Reconstruction, to the years of high cotton production and its eventual decline. Today, the farmstead is owned by the descendants of the original settlers, Euphemia Texas Davis Ashby and William G. King, who settled the frontier and established a legacy on the blackland prairie of Guadalupe County.

Pioneer Families in DeWitt's Colony

The early settlers in DeWitt's Colony included several who played pivotal roles in the settlement of the colony's western frontier, now Guadalupe County and the city of Seguin. Among them were Tennesseans Umphries Branch and his father-in-law John Sowell, and Kentuckians John Miller Ashby, his wife and children, including his eldest daughter Sarah Ann and her husband, Bartlett D. McClure. All of them arrived in May of 1830 (Figure 2). Once in the colony, they went separate ways. Umphries Branch obtained his land grant in 1831 and in 1833 moved to the property at the far western edge of DeWitt's Colony where he and his father-in-law, John Sowell, built a log house at Walnut Springs, on the northeast side of the Guadalupe River. The building lay on the J. S. Sowell League. It was the first house built in what is now the city of Seguin. Bartlett McClure and his wife, Sarah Ann Ashby, settled on Peach Creek, east of Gonzales just north of where the present counties of Gonzales, DeWitt, and Lavaca meet. John Miller Ashby built a log house on the Lavaca River, in present Lavaca County, where his wife Mary Garnet gave birth to a daughter on October 6, 1831. The child was named Euphemia Texas Davis Ashby and she is thought to have been the first Anglo girl born in DeWitt's Colony (Figure 3).

Ashby and King Families

Euphemia Texas Davis Ashby

Euphemia Texas Davis Ashby was born in a log house near Hallettsville, at the headwaters of the Lavaca River, when Texas was still part of Mexico. Her parents, John Miller Ashby and Mary Garnet Ashby, had come to Texas from Shelby County, Kentucky in 1830, and were among the earliest settlers of *empresario* Green DeWitt's colony in the Mexican state of *Coahuila y Tejas* (Figure 2)[4] Her birthplace made Euphemia both a native Texan and a citizen of Mexico. Mary Ashby died after giving birth to her twelfth child in 1835, leaving Euphemia and her siblings largely in the care of their older sister, Sarah Ann Ashby McClure.[5]

As tensions between the Texians and Mexico escalated in 1835, John Ashby took his daughters, Jane Isabella and Frances, back to Kentucky to keep the young women out of harm's way. He left his younger children, including five-year old Euphemia and her brothers Travis and William, in Sarah Ann's household near Gonzales. There, Sarah Ann, Euphemia, and the boys were witness to some of the most important events of the Texas Revolution: they hosted Sam Houston at Sarah Ann's Peach Creek. It was there that Houston learned the fate of the Alamo and reorganized his army under a large Live Oak on the property that became known as the Sam Houston Oak. It was there that Houston ordered his men and the settlers to retreat from the advancing Mexican army in what became known as the Runaway Scrape. Sarah Ann and the Ashby children in her charge were among the women, children and old men who fled east to escape Santa Ana's troops. From their camp at Buffalo Bayou Sarah Ann and the children could hear the shouts of "Remember Goliad!" "Remember the Alamo!" during the Battle of San Jacinto. They later recalled seeing the bodies of dead Mexican soldiers strewn over the battlefield (Brown, c. 1890; Windle 1997)[6]

After the war, John Ashby returned to Texas but did not live to set foot in the new Republic. In 1839, he died while still aboard ship in Matagorda Bay and was buried at sea. Sarah Ann and her husband Bartlett McClure became guardians for her minor brothers and sisters. Sarah Ann administered her father's estate which called for dividing his headright of some 4,428 acres on the Lavaca River between his surviving children. It is not known exactly how much land each received but it was appraised at $1,500.[7] The probate judge also assessed the value of a slave, a young woman named Mary, at $225. He recommended selling the woman and dividing the proceeds among the heirs (Original probate decision, Gonzales Texas).

In 1843, when Euphemia was about eleven years old, she attended Rutersville College, the first college certified as an institute of higher learning in the Texas Republic (*Handbook of Texas online* "Rutersville College"). Euphemia lived at the school and Sarah Ann paid $12.00 per term for her board and tuition (Woods collection).[8] Euphemia then moved to the town of Seguin where she boarded with a local family, possibly Thomas Pilgrim, and finished her education (Original receipt from Sarah Ann McClure dated 1845-1846 and June 1847). The move may have been prompted by an encounter with a mountain lion that left her with a wounded shoulder in 1844. She was riding her horse to Sarah Ann's house in Gonzales when the big cat leaped from a tree limb onto her back. She was

[4] Mexican land grant Certificate #132 to John M. Ashby signed by Green Dewitt in the "Villa de Gonzales", March 1, 1830. It states that he arrived in the colony on February 20, 1830 as a married man, which made him eligible to receive more land than a single man. A survey of the league signed in Gonzales on July 17, 1831, confirmed that his property lay along the *Arroyo de La Baca* (Lavaca River) about 12 miles south of the La Bahia Road and that five labors out of that league were suitable for farming without benefit of irrigation. In all, Ashby owned 4,428.4 acres on the Lavaca River (Lavaca County deed record Vol. 12: 397-400).
[5] The baby, John Henry Pertle Ashby, also died and was buried with his mother.
[6] The house at Peach Creek near Gonzales is still standing on highway 90A and has a Texas State Historical Marker (Woods collection).
[7] In 1847, Sarah Ann paid taxes in Gonzales on 200 acres of land on Euphemia's behalf (Windle collection, receipt, 1847).
[8] Original receipt dated February 14, 1843; later receipts dated 1844 (Janice Windle collection, receipts, various dates).

treated by a local doctor. Soon afterward, she moved to Seguin where she attended school near her sister, Jane Isabella McCulloch (Original receipt for wounded shoulder, Gonzales 1844).

The 1850 census shows that both Euphemia and her older brother Travis Ashby were living with Jane Isabella and her husband, their brother-in-law, Henry E. McCulloch. McCulloch was a Texas Ranger and one of the 33 men who joined brothers John R. and Henry B. King of Tennessee to organize and plat the Seguin townsite in 1838. McCulloch later befriended their younger brother, William George King, who arrived in Seguin with his mother and stepfather in 1841. The two established their homesteads next to one another at the eastern edge of the town.[9] It was likely through Jane Isabella and Henry McCulloch that eighteen-year old Euphemia Texas Davis Ashby was introduced to her future husband, William G. King (Figure 3).

William G. King

Compared to the Ashbys, the Kings were relative newcomers to DeWitt's Colony, arriving after Texas had already won its independence from Mexico. In the summer of 1837, brothers John R. and Henry B. King set out from Tennessee for the former colony capital at Gonzales. When they arrived in Gonzales that fall, however, they found an "old guard" that opposed selling lots to "newcomers". Discouraged but undeterred, the brothers banded together with others who formed a joint-stock company to survey and plat a new town site further west. They found a site at the western edge of DeWitt's colony where Umphries Branch had established a homestead in 1833 (Seguin, Handbook online). In August 1838, members of the stock company platted a town site they first named "Walnut Springs" around Branch's homestead. They laid out blocks, lots, and streets, reserving two blocks for civic purposes. In addition, they defined the surrounding outlots as river, timber, and farm lots. The following year, they renamed the town Seguin.

From the beginning, the settlement was threatened by Indian raids that increased in frequency as more homesteaders moved into their territory. Many of the men in the joint-stock company that founded Seguin were members of the Gonzales Rangers, a volunteer outfit tasked with defending settlements against Indian attack. John and Henry King joined the company which was commanded by Capt. John Coffee Hays and charged with protecting settlers brave enough to venture into the remote area. Among those who followed the Kings were their younger brother, William G. King, their mother, Rachel, and their stepfather, John A. M. Boyd who arrived in a wagon party in 1841. In later years, William recalled that there were only twelve or thirteen houses in the town at that time. William immediately joined the Ranger company, whose numbers included brothers Henry E. and Ben McCulloch. William made fast friends with the McCulloch brothers and eventually established his own homestead close to Henry and his wife, the former Jane Isabella Ashby.

The brothers also engaged in civic, social, and political activities. They were instrumental in establishing the Methodist Church and the first schools in Seguin. John R. King was elected as the town's first mayor. They were among those who petitioned the Texas government to carve a new county out of Gonzales and Bexar counties. Guadalupe County was organized in 1846, after Texas was annexed by the United States and Seguin was chosen as the county seat. John R. King was appointed as its first Deputy Clerk and William G. King was appointed as its first Tax Assessor and Collector, a post he served for more than thirty years. The brothers were all masons. William King remained active in civic affairs throughout his life, serving as County Clerk for a time and as the Census Marshall for the years 1850, 1860, 1870, and 1880. In 1880, he was Justice of the Peace for his district (Gesick, 2010; U.S. Bureau of the Census Guadalupe County, 1850, 1860, 1870, and 1880).

[9] The 1850 census shows Euphemia living with her sister Jane Isabella and husband Henry E. McCulloch, who served with John Rhodes and Henry Brazil King, all of whom served together as Texas Rangers and were among the 33 men who laid out the Town of Seguin. McCulloch owned a large, 2,500-acre spread just east of ranch of 2,500 acres of land east of town where he was a close neighbor of William King (U. S. Bureau of the Census, 1850, 1860).

The brothers continued to defend their adopted home, whether against Indians, Mexicans or the United States Government. In 1844, Indians attacked Seguin and William King was among the Rangers who defended the town. When Texas statehood provoked a war with Mexico, John R. King enlisted in Col. John Hay's First Texas Regiment of Mounted Troops under Gen. Zachary Taylor. William served at Salado and at Vasquez, bringing the cannon away from San Antonio before the approach of Vasquez (Handbook of Texas online "John Rhodes King"; Weinert excerpt from A. J. Sowell "Early Pioneers and Indian Fighters" December 3, 1930). During the Civil War, William served as a Major in the Quartermaster Corps under Henry E. McCulloch from (Weinert, December 3, 1937).

From his arrival in 1841, to his marriage in 1850, William King apparently lived with his mother and father-in-law, Rachel and John A. M. Boyd but he began buying tracts of land, including town lots in Seguin (U.S. Bureau of the Census, 1850; Guadalupe County tax rolls, various). By 1842, he had amassed a tract of land that extended from the east fork of King Branch – a branch of the Guadalupe River – to the eastern boundary of Seguin, including the river lots (A. J. Sowell). In 1846, both William and his mother, Rachel Boyd, filed their own cattle brands with Guadalupe County (Guadalupe County Register of Marks and Brands, 1846).

According to the 1847 tax rolls for Guadalupe County, William King owned 100 acres of land and nine town lots but later census records indicate that he actually possessed more land than he claimed for tax purposes. By 1849, he owned ten town lots, a horse, a wagon and 30 head of cattle. The 1850 tax rolls show that he owned 100 acres on Mill Creek valued at $100 and eleven town lots worth $1,300, for a total real estate value of $1,400. Tax records also show that he owned one slave valued at $700 (Guadalupe County tax rolls, 1847, 1849, 1850). Although family accounts indicate that their Ashby and McClure ancestors owned slaves, the Kings did not. However, the 1850 Census Slave Schedules confirm that William claimed a 20-year old black male that year. Neither John Rhodes King nor Henry B. King owned slaves in 1850 and none of the King brothers owned slaves in 1860 (U.S. Bureau of the Census, Slave Schedules 1850, 1860).

The U. S. Census population and agricultural schedules for 1850 provides greater detail about William King's property and activities than the tax records. According to census and deed records, King owned a 525-acre farm at the eastern boundary of the town and had 25 acres in cultivation. The remaining 500 acres were shown as "unimproved" – either in timber or pasture – where he likely grazed his cattle. The agricultural schedule shows that King produced 450 bushels of "Indian corn" and ten bushels of sweet potatoes the previous year (1849). He also owned a horse, six milk cows, four working oxen, and 20 beef cattle, the total value of which was $360 instead of the $100 he claimed for taxes. If he grew any other crops, they were probably negligible in value and went unreported in the agricultural schedule that year. King estimated the cash value of his farm at $1,800, somewhat higher than the tax rolls which showed his real estate to be worth $1,400 (Guadalupe County tax rolls, 1850; U. S. Bureau of the Census, population and agricultural schedules, 1850).

Though others in his precinct owned more total acreage in 1850, King appeared to be on par in terms of cultivated land. His 25 acres of improved land was about average for his precinct. Neither he nor his peers grew cotton or other cash crops and all appeared to be farming at subsistence levels, possibly selling or trading surplus produced on their farms such as milk, butter, and slaughtered meat, for staple goods. They likely augmented their diets with wild game and fish (U.S. Census, Agricultural Schedule, 1850). Nevertheless, at the age of 27, King had established himself as a landowner, farmer, stock raiser, and public official with good prospects for the future.

King may have met his future wife while she was attending school in Seguin in the late 1840s. According to the King Family bible, Euphemia boarded with a local family while attending Thomas Pilgrim's School, a log building

near Graffenstein Mill, close to King's property in Seguin (Windle, correspondence September 5, 2017).[10] By 1850, however, Euphemia Ashby was living with her sister, Jane Isabella and husband Henry E. McCulloch (U.S. Bureau of the Census, 1850). King and McCulloch were friends who had much in common; they were among the first settlers in Seguin, served together as rangers, and owned adjoining farms on the east side of town. It is probable that William either met Euphemia while she was living with the McCullochs. Each brought much to the relationship. At twenty-seven, William owned more than 500 acres of land and was already a well-respected farmer and public servant. Euphemia, at eighteen, owned property of her own stemming from her father's land grant. Furthermore, she had an education and experiences far beyond those of other early Texas women at that time.

King and Ashby Wed 1850

Whatever the circumstances, William George King and Euphemia Texas Davis Ashby were married on July 11, 1850, in Seguin's first church.[11] William Young, an "ordained elder" was authorized by Guadalupe County Clerk, T. H. Duggan, to "celebrate the rites of matrimony" between the two young people (Certificate legally authorizing any ordained minister to join William G. King and Euphemia T.D. Ashby in the bonds of matrimony signed by T.H. Duggan, County Clerk, Guadalupe County, July 9, 1850 and certified by William Young, 'ordained elder" "celebrated the rites of matrimony" between the two on July 11, 1850). Family lore recounts that Euphemia brought her inheritance and one of the Ashby slaves, a woman named Tildy Ashby, with her to her marriage (Figure 4).[12] Little else is known about Tildy Ashby but after Emancipation, she owned a house on Heideke Street near William and Euphemia King. She reportedly is buried in the King family cemetery in an unmarked grave (Windle personal communication, 2017).

The couple set up housekeeping on one of William's River lots at the eastern edge of Seguin. King's stepfather, John A. M. Boyd, may have built or assisted them in the construction of their first home, a "dogtrot" house built of logs near a tributary of the Guadalupe River that became known as King's Branch. Boyd was a carpenter who had contracted with other area residents to build houses with two 16' x 16' square rooms separated by an open breezeway (Gesick 2010: 24).[13] It is not known how long the family resided in their first log house. According to family members, the first house was too far from the spring to easily haul water so they built a second log house closer to the spring.[14] It was set on a bluff right above King's Branch on present Heideke Street. William and Euphemia King raised their family in the second log house (Figure 5).[15]

The family's early years together were likely filled with farm work and housekeeping chores, rearing children, and attending church and the occasional social event held in downtown Seguin. For much of his life, William was also occupied with county business as its tax assessor and collector. His duties probably augmented the family's income, but not by much. William and Euphemia started a family shortly after they were married. Their first child, Mary Jane, was named for Euphemia's two sisters. The child died in infancy (1851-1852). She was followed in

[10] As a small child, Euphemia had a private tutor at Peach Creek Plantation, her sister's home in Gonzales (Woods collection).
[11] The church is still standing in Seguin.
[12] Neither William G. King nor Euphemia King are listed in the 1860 slave schedules.
[13] Contract between Paris Smith and John A.M. Boyd of Seguin, 1849 (Gesick 2010: 24).
[14] The disposition of the first log house is not known but it is possible that the King-Woods House was built around or on the foundation of the original c. 1850 log structure. Family accounts agree that the King-Woods House originally had an open breezeway between the two front rooms and it is unlikely that a house built in Seguin as late as 1887 would have had an open breezeway. The two front rooms measure 16' x 16', the dimensions of Boyd's early log houses in Seguin. Also, the space between the interior and exterior walls in the original section is 16", wide enough to contain a timber structure. Further physical investigation is needed to determine whether a log dogtrot exists within the walls of the King-Woods House.
[15] The Kings later built a Victorian house that is still standing on the site on present Heideke Street (Figure 10). In 1936, the family loaned the dogtrot house to a Texas Centennial organization in San Antonio for an exhibit on pioneer life. It was never returned (Windle interview, February 20, 2016).

quick succession by George Rhodes (1852-1891), Henry Ashby (1854-1933), William Wayne, known as "Billie" (1858- 1890), and John Rhodes (b. 1861), for William's brother, the first mayor of Seguin. Their little sister, Ann Davis (1866-1937) was the last child born to William and Euphemia King (Find a Grave Memorial "William G. King"). All grew up in the log house above King Branch (Figures 5 & 6).

Between 1850 and 1860, William broke another ten acres for a total of 35 acres in cultivation. During that time, he sold about 60 acres out of his original 525-acre homestead. His livestock consisted of one horse, 20 milk cows and 30 head of "other" (beef) cattle estimated at a total of $375. Family sources indicate that he was a dairy farmer during this period, a story borne out by the number of milk cows on his farm. Like most of his neighbors, he produced a lot of butter, an estimated 150 pounds in the previous year. He harvested 20 bushels of wheat and two tons of hay, but either did not grow Indian corn that year or didn't list it among his crops. Surprisingly, on the eve of the Civil War, neither King nor his immediate neighbors grew cotton. King estimated the cash value of his farm at $2,800, which was about average for his relatively small amount of cultivated land (U.S. Census, Agricultural Schedules, Guadalupe County, 1860).

It is not known how well the family fared during the Civil War. William King reportedly served the Confederacy as a Quartermaster in charge of supplies. Though he did not serve in a combat role, he likely was part of a home guard (Weinert, December 3, 1937). In the early aftermath of the war, the King family saw their property values plummet to less than half their 1860 worth. Still, William continued to put more land under cultivation and by 1870, he had 50 acres of improved farmland, most of it planted in Indian corn. He also increased his dairy operation; in 1870 he owned a herd of 28 milk cows, far more than 40 of his closest neighbors in the precinct. He also had more beef cattle than most of his neighbors at that time, with a herd of 50 head. Of the 40 nearest farms in his precinct, only one other had 50 head of beef cattle with most ranging between 12 and 30 cattle, and 27 farms with none at all. William also had 15 hogs, a little more than most of his neighbors. Twenty farmers in his precinct had no swine but most had between three and fifteen hogs. William King listed the value of his farm at $1,500, below average for his precinct in 1870, but his livestock was estimated to be worth $575, above that of his neighbors (U.S. Census, Guadalupe County Agricultural Schedules, 1860).

During this period, the King children attended grade school in Seguin but probably had little further education.[16] The boys began helping their father with the farm and in 1874, George and Henry registered a joint cattle brand with the county. It was a variation on their father's brand with a capital letter "K" with a semi-circle connecting the open ends. Though they continued to live at home, the brothers were apparently developing their own cattle herds and possibly working their father's farm on a crop-share basis (Guadalupe County Register of Marks and Brands, 1874). George King later had a large dairy farm in Seguin (Windle, personal communication 2017).

The 1860 census shows that ten-year old "Cathi" (Catharine Mahala) King also lived in the household. Better known as "Kitty", the girl was William's niece, the daughter of his brother, Henry B. King who lived not far away. It is not known why she was listed in William's household. She may have been helping out with the younger children. Kitty King maintained a close relationship with her aunt, uncle and cousins throughout her life. On April 22, 1869, Kitty married John Pate, a Civil War veteran and close friend of Henry E. McCulloch (Kayser 1999). In fact, Pate likely met his wife through McCulloch who was a friend of the Kings and Euphemia's brother-in-law.[17] Kitty and John Pate were Euphemia and William G. King's closest neighbors according to the U. S. Census of 1870. Pate reported that he had 21 improved acres the previous year (1869), but he did not own his farm. He was likely a tenant of William King who owned hundreds of acres of land in the country east of Seguin. It is possible

[16] Ann Davis King went on to attend Baylor College (Woods collection).
[17] McCulloch was married to Euphemia King's sister, Jane Isabella. Euphemia lived with the McCullochs in 1850 right before she married William G. King (U.S. Bureau of the Census, 1850).

that Kitty and John Pate occupied William and Euphemia's original log house.[18] Sadly, in 1875, Pate suffered serious injuries from a fall and died at the age of 39. His friend, Henry McCullouch, wrote a lengthy obituary for his funeral (Kayser 1999). Kitty was left to provide for her three small sons. By 1880, she had moved with her children into Seguin (U. S. Bureau of the Census, 1880). She later married carpenter, W. C. Kisbaugh with whom she had several children, and the combined family eventually moved back to the country where they again lived near the Kings (Figure 6)(U. S. Bureau of the Census, 1880; Windle personal communication, 2017).

Cotton contributed greatly to the family's well-being in the 1880s and 1890s. During that time, William and Euphemia built a new, more fashionable frame house with milled wood siding and brick chimneys on both ends of the side-gabled dwelling (Figure 6).[19] The new house fronted onto Heideke Street, which intersected with E. Court Street, a block west of the present King-Woods House. The log house lay behind the frame residence on the edge of the bluff above King Branch (Figure 6). In fact, William apparently "retired" from farming. In the 1880 census, William no longer listed his occupation as "farmer" but instead as "Justice of the Peace".[20]

The Second Generation

Henry Ashby King

As time passed, the next generation of farmers began to take more responsibility for operating the King family farms. Though the King boys were still teenagers in 1870, they likely worked on their parents' homestead tract. [21] In 1874, when George was twenty-two and Henry was twenty, the brothers registered a joint cattle brand , indicating that they owned their own herd of cattle separate from that of their parents (Guadalupe County Register of Marks and Brands, 1874). As their sons took a more active role in the farm, the Kings purchased another 150 acres of land between 1870 and 1880, increasing the farm from 525 acres in 1870, to 670 acres in 1880. Even more importantly, they put more land under cultivation. In 1870, they had only 50 acres of improved land but by 1880, they reported 140 acres of improved land (U.S. Bureau of the Census, Agricultural Schedules 1870, 1880).

On the whole, farm values in Guadalupe County increased respectably between 1870 and 1880 but the value of the King farm rose exponentially in that decade. Cash crops, specifically cotton, made the difference. In 1870, few of the farmers in Guadalupe County, including the Kings, raised cotton. By 1880, however, about half of the farmers in the Seguin precinct had a few acres in cotton, producing an average of between one and three bales per farm. The Kings, however, had twenty acres planted in cotton which produced eighteen bales in 1879. Cotton added considerably to the value of the farm; in 1879, the stated value of their farm products totaled $1,200, higher than most of their neighbors who had much less improved land and little cotton under plow. Furthermore, the total value of the King farm, its buildings, and fences, had risen more than four times from $1,500 in 1870 to $6,500 in 1880, making it one of the most valuable farms in the Seguin enumeration district. In addition to cotton, they cultivated sorghum, corn and hay (U.S. Bureau of the Census, agricultural schedules, 1870 and 1880).

The cultivation of cash crops in the late 19th century allowed the Kings to move beyond subsistence level farming and stock raising to a higher standard of living. In particular, it gave William and Euphemia King the means to build a modern frame house and move out of their frontier-era log house. It also gave Henry the means to start his

[18] In 1870, John and Kitty Pate, and their five-month old son, lived in a separate dwelling on the tract next to William and Euphemia King's second log house (U. S. Bureau of the Census, 1870).
[19] Their daughter Annie King Colville ultimately obtained the homestead which included the second log house and the "new" Victorian which still stands above King Branch. In 1936, the log house was moved to San Antonio to be part of an exhibit depicting early Texas Republic history. It was never returned to the family (Windle interview February 20, 2016).
[20] Neither John nor Henry were listed in the agricultural schedules for 1880, suggesting that they were farming for someone else, likely their parents since William was no longer engaged in agriculture (U. S. Bureau of the Census, 1880).
[21] Only William King's land is listed in the 1870 agricultural census that year (U. S. Bureau of the Census, 1870).

own farm. In 1880, Henry was still living at home but engaged in "farming", probably on his parents' land. According to the 1880 agricultural census, William paid out $250 in farm wages, likely to his sons Henry and John (U.S. Bureau of the Census, Agricultural Schedules, 1880).

In 1881, Henry bought his own 51-acre farm next to his parents' homestead (Guadalupe County Deed Records). The tract had been part of his father's original homestead but William King may have gifted or leased it to John Pate when he married his niece, Kitty King in 1869 (Kayser 1999; Marriage Records Book B: 199; U. S. Bureau of the Census, Agricultural Schedule, 1870).[22] When Pate died in 1874, Kitty was left with three small sons to support. William King was appointed administrator of his estate and in 1881, he put the 51-acre farm tract up for sale at public auction to benefit his niece. William probably encouraged his son, Henry, to bid on it. Interestingly, William rejected Henry's initial offer as too low. Henry raised his offer to $765 -- $15 an acre – which was accepted. The price suggests that the land was already in cultivation as unimproved land in the area sold for about $4.00 per acre at that time (Guadalupe County deed records: Vol. D: 60, 1881). This was Henry King's first known land purchase and it became the cornerstone of what grew to be a large and prosperous cotton farm. Over the next several decades, he acquired hundreds of acres of farmland on which he planted cotton, the region's principal crop from the 1870s through the first half of the 20th century.

Eventually, William and Euphemia's children inherited their parents' land and carved out new farms of their own. John moved to New Mexico but George King established a large dairy farm on his share and Annie Davis Colville, the only daughter, and her husband Charles farmed a parcel to the east of her parent's home. Annie ultimately inherited her parents' "new house" built in the 1880s and she and her husband lived there the rest of their lives. By the time William died in 1901 and Euphemia in 1904, the sparsely settled frontier landscape of their youth had largely faded into memory, replaced by intensely-developed second-generation cotton farms that appeared as a vast patchwork of cultivated fields.

Bettie Moss and the Moss Family.
By 1887, Henry King owned several farms to the east of Seguin and had ambitions to buy more cotton land. He was likely considered a "good match" and attracted the attention of twenty-year old Mary Elizabeth "Bettie" Moss, daughter of early Guadalupe County settler, Leonard Moss, and his wife, Mary Elizabeth Sutton Moss. Leonard Moss (Leonhart Heinrich Moos) was from Nassau on the Rhine and landed on the Texas coast with his parents and siblings in 1845. The Mosses were among thousands of German farmers recruited by the Adelsverein (German Emigration Company) to colonize central Texas in the 1840s. Most entered through the port at Carlshafen (later Indianola), where they were to organize themselves for the arduous inland trek across central Texas (Woods Research, n.d.).

Carlshafen was ill-prepared to receive them, however; there was no shelter, little food, and bad water. Lucky families huddled together in tents or slept beneath their wagons. The unlucky ones were left exposed to the elements. Disease ran rampant through the port and hundreds died of malaria, bilious fever or dysentery. Stricken families buried their loved ones beside the road to distant land grants. In some cases, whole families died with no one left to bury them. Dr. Ferdinand Reimer wrote that in the summer of 1846, "more than 1,000 of 4,000 immigrants died and not more than 1,200 actually settled on the land" (Woods Research, n.d.)

These were the conditions that confronted the Moss family when they sailed from Bremen on the ship Americus in August, 1845. A total of 124 immigrants arrived at Galveston two months later, landing on October 15, 1845.

[22] The 1870 Agricultural census indicated that John Pate did not own the 21 acres that he was then farming. He was likely a tenant farmer of his neighbor and uncle by marriage, William King. Between 1870 and 1874, when he died, Pate may have increased his improved acreage to the 51 acres sold for Kitty in 1881. By then, Kitty had moved into Seguin with her sons (U. S. Bureau of the Census, 1870, 1980).

From there, patriarch Johann Moss led a party of seven to Carlshaffen where they made camp and awaited further instruction. Living in such squalid living conditions, they contracted disease that eventually claimed all but Leonart, age twelve, and a brother Johann (John). Together the boys followed the trail to Guadalupe County where they found work with local families. Leonart was listed in the 1850 as a laborer of 17, living in the household of Phineas R. Oliver, a farmer from Georgia. Leonart Moos changed his name to the more American sounding Leonard Heinrich Moss, during the Civil War (Woods Research, n.d.).

Eventually, Moss bought his own farm and in 1865 he married Mary Elizabeth Sutton of Georgia. The couple settled down to farm and raise a family in the Guadalupe Valley region of Guadalupe County. Mary Elizabeth "Bettie" was their first child, born in 1867. She was followed by eight siblings, Sarah (1868), Leonard (1870), Frank (1873), John W. (1875), Kitty G. (1877), Edward (1880), Mildred (1882) and Ola (1884) (U. S. Bureau of the Census, 1870, 1880, 1900).

Henry and Bettie Moss King: 1887-1933

Henry Ashby King and Mary Elizabeth "Bettie" Moss got married on November 16, 1887, at the Moss family farm in Capote, Guadalupe County (Figures 7 & 8). It was a double ceremony with Bettie's sister, Sarah, and her fiancé Thomas Lay. The brides wore identical dresses of lavender gray wool. J. D. Dodson, an ordained Baptist minister, performed the ceremony. He would later conduct wedding ceremonies for Henry and Bettie's daughter, Virginia Bergfeld, and Virginia's daughter, Virginia Woods.

Though their parents came from different worlds, Henry King and Bettie Moss shared a common background. They were both children of pioneer settlers who had grown up with little formal education and few luxuries. Nevertheless, they believed that they could improve their condition through hard work and perseverance, and by following progressive farming methods. Henry, in particular, was determined to make his farm profitable so that he could provide his family with more comfort than he had known growing up in a two-room log house. He started by building a house with milled wood siding and a proper parlor near his parents' homestead above King's Branch.

Anecdotal family accounts suggest that Henry King may have simply "modernized" his parents' original dogtrot house by applying milled siding and adding Folk Victorian style architectural elements (Figure 9). Living family members recall Bettie King describing the open breezeway between the two front rooms and how it was later enclosed as the present central hall (Woods interview April 20, 2017). If that is the case, it may be that the house originated as a dogtrot (Map 5). The room size and configuration meet the dimensions and plans used by John A. M. Boyd to build dogtrot houses in Seguin the 1840s. Its location on William and Euphemia's land and its proximity to King's Branch may also mean that it was the family's first log house that they vacated to move closer to the spring. These are possibilities that archival and physical evidence have not yet revealed.

What is known is that William and Euphemia King gave their son the one-acre parcel as a wedding gift after Henry and Bettie announced their engagement in 1887.[23] Henry and his friend, builder William C. Thomas, then completed the one-story, side-gabled Folk Victorian style dwelling with a full-façade front porch, square posts, a spindle frieze and decorative brackets (Figure 9). The house had a symmetrical front façade with a centered door flanked by two sets of tall 4/4 lite wood windows and brick chimneys on both end walls. The east room served as the parlor and the west room was the bedroom.[24] According to her granddaughter, Virginia Woods, Bettie Moss

[23] William and Euphemia King gave the lot (part of Lot 4, Block 61, Timber Lots of the Town of Seguin) to Henry and Bettie as a wedding gift. The deed transferring the property stated that it was given in consideration of the "love and affection" they had for their son (January, 1888, Guadalupe County Deed Records, Vol Y: 637).
[24] According to Virginia Woods, another room lay behind the bedroom but it may have been added after the 1887 construction.

was driving a buggy through Seguin, on her way to be fitted for her wedding dress, when she spied her fiancé and his friend nailing boards on the house. When she met with Henry later, she reportedly informed him that she wanted that house, not knowing that he was preparing it for her (Virginia Woods, 2017).

Perhaps because he had grown up in a two-room log house, Henry was not content to merely eke out an existence as a subsistence farmer like his parents and other first-generation farmers in Guadalupe County. Cotton had begun its ascent as the region's dominant crop and Henry likely saw the cash crop as an opportunity to become a prosperous farmer. According to family sources, Henry was a "progressive" farmer who subscribed to agricultural journals and learned new and innovative farming methods intended to improve crops and livestock, reduce loss due to pests and disease, and produce better crop yields. Thus, Henry A. King joined the ranks of other second-generation farmers who found success growing cotton in central Texas in the 1880s and 1890s. Though he invested largely in cotton, he also planted corn, sorghum (cane), hay and some grains, including oats, likely for his horses and mules (Woods interview April 20, 2017).

Cultural Resources on the Henry and Bettie King Farmstead

Domestic Resources
The farmhouse was the public "face" of the one-acre domestic site. Secondary buildings and structures were obscured by the house and arranged behind it according to function and convenience. A small gabled frame privy stood at the northwest corner of the lot (Figure 12). Other resources associated with home-making lay close to the house. Foremost among them was the combination kitchen and smokehouse built at a safe distance, about 20 feet behind the dwelling, to reduce the risk of fire (Photos 17 & 27). It likely featured a brick wood-burning fireplace for drying and preserving meats and for boiling water for canning and washing clothes. The smokehouse walls were covered with storage shelves for canned fruits, vegetables, jams, and jellies and other foodstuffs. Henry King also built a buggy house at the end of a long gravel driveway that extended from E. Court Street to the rear of the home tract near the privy (Photo 14). The kitchen/smokehouse and buggy house may date to the mid-1890s when the family added rooms and amenities to the house and farm.

Several chicken houses and coops were built close to the house where Bettie or the children could easily and safely gather eggs or nab a fat hen for Sunday dinner. In addition, the home site also contained large raised vegetable gardens, some fruit and shade trees, and flowers, including sweet peas grown on vines and roses, with elephant ears flanking the front porch steps. The home site was fenced into several gated yards meant to keep children in and animals out (Woods interview April 20, 2017). These were typical components of the domestic work zones on central Texas farms in the late 19th and early 20th centuries.[25]

Agricultural Resources
Behind the domestic site was a barnyard with at least two large frame barns sided with vertical planks. One was a horse barn and the other was a cattle barn and photographs tend to date them to the 1880s or 1880s (Figure 12). They lay on the William King farm and may have been built by William G. King or his son, Henry, to serve their

[25] Similar farmsteads of this period were studied in-depth in the Falls County community of Westphalia where the building complex was separated into clusters of domestic resources and agricultural resources which were usually linked by internal walkways or paths. The domestic clusters contained the main house and related small-scale resources such as chicken houses, privies, smokehouses, root cellars, creameries, hot water houses with large metal basins set over a fire source for heating water for laundry and cooking. The domestic cluster was generally fenced to keep animals out of the large vegetable gardens maintained by the women and children. A short path led from the domestic grouping to the larger agricultural resource cluster where the large frame horse and hay barns, calving and milking barns, pig pens, vehicle barns, equipment sheds, pig pens, and work sheds for repairing wagons, plows and other equipment were arranged. Examination of other central Texas farmsteads of the period, including many in Travis, Hays, and Williamson counties, were organized in the same general manner (Myers 1996; 2015; Moore, Freeman and Russo, 2013).

growing agricultural enterprises even before the log house was remodeled. Other resources directly related to agriculture, such as wagon or general vehicle barns, equipment sheds, and pig pens, may have built around the animal barns.

This separate work area was designated for the hard, heavy, and dirty labor associated with handling livestock and large-scale cotton cultivation and harvesting activities performed on the King farms at that time. There were probably wagon and equipment sheds for keeping metal parts and implements out of the rain. The work area was set apart and at a short distance from the house and more domestic resources such as cooking, washing clothes, raising chickens, and gardening chores that women and children typically performed in that period. In that way, the noise, smells, and dirt of the barnyard were kept out of sight, hearing, and smell of the domestic work area closer to the house.

The Farm

During the 1880s, Henry King continued to work his original 51-acre tract but he also expanded into his parents' large farm. Like other central Texas farmers on the blackland prairie at the time, the Kings devoted as much of their land as suitable to growing cotton. Unlike more recent immigrants who made do on 80- 100-acre tracts, the Kings already owned more than 600 acres of land on which to grow the cash crop. Cotton was tremendously successful in the region in the last decades of the 19th century and large landowners like the Kings moved well beyond the subsistence level to become prosperous cotton farmers in that era.

In the early years, Henry King probably worked his fields alongside temporary farm laborers but as he expanded his cotton operation over hundreds of acres, he needed permanent, on-site workers to provide year-round services (Figure 13). Large-scale cotton farmers of the period turned to sharecroppers or tenant farmers to plow and prepare the fields in the winter, plant seed in the spring, cultivate the crop in the summer and pick the cotton in the early fall. Henry built at least three frame houses for his tenant farmers, some of whom lived and worked on the land for many years (Figure 14). Among the long time tenants were M. and Rosie Bean, Abraham Lincoln Miller, his wife Lizzie, and their daughter Elizabeth, and a man remembered as Ol' Charlie (Woods interview April 12, 2017).[26] King probably also hired day laborers to pick cotton at the peak of the season. By the time Henry was married in 1887, he was an experienced farmer having worked on his own land and that of his parents for at least a decade.

Growth and Change

Henry and Bettie King spent three years together as a couple but that changed in 1890. That year, Bettie's mother, Mary Elizabeth Moss, died leaving a houseful of motherless children. Bettie's five youngest siblings, John, Kitty, Edward, Mildred and Ola, ranging in age from six to fifteen, came to live with her and Henry in their three-room house on E. Court Street (Woods interview April 12, 2017; U.S. Bureau of the Census, 1880, 1900). That same year, Bettie gave birth to their first child, Virginia, for a total of eight people in the small dwelling. Some of the children slept on stacks of quilts and pallets in the wide hall between the parlor and the front bedroom (Windle interview February 20, 2016).

Henry continued to develop his farms, encouraged, perhaps, by the number of mouths he had to feed. He was a progressive farmer who subscribed to several agricultural journals and attended conferences and fairs on modern, scientific farming methods and equipment. In 1893, he traveled to the World's Columbian Exposition in Chicago where he learned the newest farming methods and technological advances in agricultural tools and machines. It was an extraordinary excursion for a man from Guadalupe County but by that time, Henry had become a large and successful cotton farmer who could afford such a journey. In addition to what he learned about agriculture, Henry

[26] Ol' Charlie may have been Charlie Bean, father of Rosie Bean. In 1920, Charlie Bean and his wife Viola were tenant farmers who lived next to Abe Miller and his family on the Seguin bridge road (U.S. Bureau of the Census, 1920, 1930).

King also came away with an appreciation for classical architecture which was prominently displayed in the many buildings and exhibit halls built for the Exposition (Windle interview December 9, 2016; Woods interview April 20, 2017).

When he returned home to Seguin, he was inspired to remodel his little house, both to enlarge it and to modernize its appearance by adding classical design elements like those he had seen in Chicago. He hired local builder John Goodrun to build new, broad galleries that wrapped around three sides of the house. They were supported by raked Ionic columns and featured a pediment denoting the entrance on the primary façade (Figures 10 & 11); Photos 1-9). At the same time, he built a grand dining room large enough to seat the entire household. He was supposed to add a "bath room" as reported in the *Seguin Enterprise*, but Bettie objected and nixed the idea. She thought it was unsanitary to have the toilet inside the house (Windle interview December 9, 2016; Woods interview April 20, 2017). When finished, the house presented an eye-catching appearance at the eastern entrance to the city. It was a home befitting the class and status of a well-to-do farming family. Three years later, in 1896, Bettie had a son they named George Leonard, after Henry's father William George King and Bettie's father, Leonard Moss. It was likely then that they enclosed a small section of the west side porch for a nursery (Photos 2 & 5). It was set back from the brick chimney and opened into the front bedroom where Bettie and Henry slept.

The New Barnyard

By the 1890s, when cotton was at its height in south central Texas, King's "empire" had grown to the extent that it required more and better barns and outbuildings. His parents owned the one-acre parcel adjacent to the home site on E. Court Street and he began developing the lot as a barn and wagon yard starting with a large new horse, hay and cotton barn by the mid-1890s.[27] The massive two-story frame barn is the largest surviving historic barn in Seguin, and possibly Guadalupe County (Photos 11-13). It was a side-gabled saltbox form with one slope much longer than the other. The second story lofts were used to store cotton that could be loaded through multiple hinged doors onto waiting wooden wagons below. The first floor had a central, enclosed bay where Henry had his offices to run the large operation and for additional dry storage. The remaining bays were used to shelter wagons and horses from the elements and as work spaces. The front bay was open on three sides with large timbers supporting the loft above, which served as a roof over the wagon drive. The rear bay lay under the long sloping main roof but had partially open sides. It contained five horse stalls, an open work space, and racks for tack and other equipment.

The new barnyard was developed around a circular dirt path with a drive out to E. Court Street. Henry built other agriculture-related resources in the barnyard, including concrete swimming pools to cool and clean the hogs. Always the progressive farmer, Henry kept abreast of the latest agricultural trends which promoted pools for sanitary reasons and the health of the animals (Windle interviews February 20, 2016 and December 9, 2016; Woods interview April 20, 2017). Other resources arranged around the circle probably included partially open, pole-supported vehicle barns and equipment sheds to keep wagons, plows, and tools out of the elements. They opened to the center so that the farmers could easily pass from one station to another. Some poultry pens and a cistern also stood in the yard.

Turn of the Century

Cotton in south central Texas reached its zenith about 1900. Bettie and Henry were busy with farm and home chores and their children, Virginia and George attended local schools. In about 1908, the family again made significant improvements to the house, including plumbing and an indoor kitchen and bathroom. They converted the outdoor kitchen space into a bedroom for George who was a pre-teen at the time. The adjoining space

[27] When William and Euphemia King gifted the site to their son for "love and affection" in 1897, there was an existing mechanic's lien on the property, likely for the barn. Three years later, reference to the lien was lined out in the original deed record, indicating that Henry had paid it off (Guadalupe County deed record Vol. 12: 167, 1897).

continued to be used as a smokehouse. Both the kitchen and the bathroom were finished with beadboard ceilings and wainscot walls. The kitchen was attached to the rear east side of the dining room and part of the former nursery was made into a bathroom behind and accessed from the rear bedroom (Photos 5 & 6). A broad screened porch was attached to the west side of the kitchen and ran across part of the dining room and central hall. Having indoor plumbing and a kitchen and bathroom incorporated into the house must have been an enormous convenience over hauling water from the well into the house or running across the yard and gardens to the privy in the middle of the night. By then, Bettie must have gotten over her aversion to indoor toilets.

Despite improvements to the home site and the barnyard, Bettie and Henry King's days were still consumed with work. Henry managed all aspects of the farm. He spent full days overseeing his cotton fields, often working alongside his tenants to put in a crop or harvest it. He tended his livestock which included beef and dairy cattle, hogs and turkeys. He assigned tasks to farm hands and mechanics who maintained and repaired the barns and auxiliary buildings, wagons and buggies, fences and troughs. In addition, he kept a large office in the new barn where he kept his ledgers and managed his accounts, keeping track of his expenses and allotting funds to maintain what was, by then, a major agricultural business (Map 9) (Windle interview December 9, 2016; Woods interview April 20, 2017).

At the same time, Bettie's days were spent raising the children and performing the endless household chores necessary to running a working farm. She worked in the gardens and orchard and when they were ripe, she canned and put up dozens of jars of beans, tomatoes, and peach jam that she stacked on the shelves of the new screened porch. She made sausage and smoked meats and hung them in the smokehouse. She tended the chickens, gathered the eggs and occasionally killed and plucked a fat hen for dinner. She cooked every meal and cleaned every day. She made clothes and washed the laundry. When she wasn't needed in the fields, one of the tenant wives helped her during the day but Bettie managed the household (Woods interview April 20, 2017). As Virginia and George grew older, they likely helped with the household chores but their primary job was getting an education in the Seguin public school system.

Early Twentieth Century

The Cotton Wagon Accident of 1909
In 1909, Henry and Bettie King enjoyed good health and good prospects but in the fall of that year, disaster struck. King was in the lead of three cotton-laden wagons headed to the gin across town when his wagon got going too fast down E. Court Street and crashed at the bottom of the hill. The other two wagons toppled over one another, crushing the man under their wheels. King's tenants didn't dare move him and one ran back to the house to get Bettie and a doctor. They tore a shutter off the house and used it as a stretcher to carry the broken man to the dining room table where the local physician, a Dr. Stamps, worked through the night to try and set the bones (Woods Research, 2016; Woods interview April 12, 2017). Though he was a competent surgeon, the doctor could not fully repair the terrible damage and Henry King was disabled the rest of his life.

Despite his crippling disability, Henry drove his buggy out to the farm to supervise his tenants and oversee the operation (Woods interview April 12, 2017). Life never returned to normal for the King family but it did go on. Their daughter Virginia Moss King met and married William Adolph Bergfeld the year after Henry's accident. The couple recited their vows in front of the fireplace mantel in the King's parlor on Christmas day, December 25, 1910.[28] The young couple moved to different places throughout Texas but returned often to live with her parents in Seguin. When the U.S. entered World War I, George Leonard King enlisted in the army and served in Europe.

[28] They got married at home rather than in the church as Virginia knew it would be difficult for her injured father to walk down the aisle with her. Bettie paid W. C. Kisbaugh in food to make the new mantel before her daughter's wedding (Windle interview April 20, 2017).

After the war, he returned to Seguin and began farming on his parents' land. He married Nellie Delaney and their son, George Henry King, was born in the front bedroom of the King-Woods House (Woods Research).[29]

Though cotton peaked about 1900, it remained the region's most important crop through the 1910s but yields and prices fluctuated greatly. During the war, for instance, there was a great demand for cotton military uniforms and bandages and prices were high. After the war, the demand dried up and prices fell again.

Cotton Begins to Decline in the 1920s

After the war, cotton began a gradual decline. Military demand completely dropped off and prices fell with it. At the same time, the land that had easily supported farm families at the turn of the century produced substantially lower yields for much lower prices. Though the 1920s meant peace and prosperity throughout the country in general, there was little relief for south central Texas farmers. Declining demand and prices combined with boll weevil infestation and back-to-back drought plagued the cotton farmers of the region throughout the decade. By the onset of the Great Depression, many once-comfortable cotton farmers in the region could no longer support their families from the land and sold or walked away from their farms.

Oil discoveries in the 1920s temporarily replaced cotton farming as the basis of Guadalupe County's economy. Most, however, continued to put their faith in cotton though it was not nearly as profitable as it had been in the decades when cotton was king. Though Henry was aging and suffered from his injuries, he continued to oversee his farms through the 1920s and into the 1930s. Bettie, too, continued to work. Her spirits were sustained by her longstanding friendships with women she had known as "the girls" growing up together in Seguin. They spent many hours visiting with one another on the King's gracious porch. The Kings also spent a lot of time with their granddaughters who spent summers on the farm and listened to Bettie tell stories about their pioneer ancestors in Guadalupe County (Woods interview April 12, 2017; Windle interviews, February 20 and December 9, 2016).

When the Great Depression set in, the Kings and their neighbors struggled to keep their farms. In 1933, what many consider to have been the worst year of the Depression, Henry Ashby King died at the age of seventy-nine. His obituary stated that he succumbed to the lingering effects of his earlier injuries. Bettie was left to maintain the family home and farm to the best of her ability. Her daughter Virginia and son-in-law Will Bergfeld moved back to Seguin and lived in a former tenant house on nearby King Street (Figure 14). Her son, George Leonard King, continued farming on his parents' land but cotton had declined drastically since the turn of the century when 100,000 acres of land produced 38,960 bales.

By 1930, the soil had been depleted so much that it took twenty percent more land to produce a mere 8,266 bales of cotton (*Handbook of Texas online* "Guadalupe County"). To make ends meet, Bettie King rented space to oil field workers who couldn't find rooms in town. Some of the "drillers" slept in cots on the porch while others set up tents. The men had access to the privy and showered under a hose rigged up to a pole in the yard (Windle, September 26, 2017).

The Next Generation: Virginia King Bergfeld and Wilton Woods

Times were so difficult in the 1930s that the Bergfelds couldn't pay for their daughter, also named Virginia, to attend college (Figure 16). Bettie King managed to cobble together the tuition money for her granddaughter and in 1934 Virginia went to San Marcos where she attended Texas State Teacher's College.[30] Mindful of her finite

[29] The boy was Henry and Bettie's first grandson. At the age of twenty-one, he was killed at the Battle of Okinawa during World War II (Windle 1997).
[30] Southwest Texas State Normal School was founded in 1899. The name was changed to Southwest Texas State Teachers College in 1923

resources, the young woman undertook an accelerated program of study to obtain a provisional teaching certificate in just twelve months. Her first teaching position was in a one-room school in Wealder, Texas, a rural community north of Gonzales. She boarded with a local farm family (Windle personal communication; Woods interview April 12, 2017). It was the start of her lifelong career.

About that time, Virginia met Wilton Woods whose family also had a long history in Texas. Woods had gone to Texas State Teacher's College a few years before Virginia. In 1936, the young people got engaged but didn't want to burden their families with the expense of a wedding. Instead, they eloped to Marfa, in far western Texas, where they were married by the long retired Baptist preacher, T. J. Dodson, who had officiated at Bettie and Henry King's wedding in 1887 and at Virginia King and Will Bergfeld's wedding in 1910. Three years later, Virginia and Wilton Woods had their first child, a daughter named Janice King Woods (Figure 16). Janice was followed in 1944 by a brother, Wilton Eugene Woods, known to all as "Woody" (Windle personal communication, September 26, 2017).

Wilton Woods, Sr. had been a close friend of Lyndon Baines Johnson since they were boys growing up together in the Texas Hill Country (Figure 15). At Texas State, they were among the seven founders of the White Stars, a fraternity of "country boys" that came to dominate campus elections for years to follow. The White Stars went on to become the backbone of Johnson's political network in Texas. They planned campaign strategy, solicited donors, hosted fundraisers and mobilized volunteers to get out the vote. They helped launch Johnson's bid for national office when he ran for a seat in the U. S. Congress with a pledge to support Roosevelt's New Deal programs, especially those that benefitted rural communities in Texas (Windle interview February 20, 2016; Windle personal communication March 23, 2016 and September 26, 2017).

Wilton Woods worked tirelessly for Johnson in the early years but continued to support his friend throughout his political career. He was particularly involved in Johnson's 1948 Senate race and organized a helicopter barnstorming tour across Central Texas to get his candidate in front of as many potential voters as possible. The plan was to have Johnson jump out of the helicopter at each stop and throw his Stetson hat into the crowd to make an impression. Then, during his speech, an assistant would quietly retrieve the hat before they flew off to the next spot. At one point, Johnson touched down in the front yard of the King-Woods House where local citizens had gathered to hear him speak. On that particular occasion, however, Woods' mother, Laura Woods, caught the hat but when the assistant came to get it, she refused to give it back. LBJ's Stetson hat still hangs on the hall tree in the King-Woods house (Windle personal communication, September 26, 2017).

In 1946, Bettie King died and the King property was divided among her children, Virginia King Bergfeld and George King. George continued farming but by then he diversified his crops to include milo maize and sorghum which were grown to feed cattle (Woods interview April 20, 2017). As part of her inheritance, Virginia received the family farmstead complex and her daughter Virginia Woods and family moved into the house the year Bettie King died. The rest of her property remained in cultivation and her brother, George, continued to oversee its operation through the 1950s and into the 1960s. Eventually, Virginia Woods inherited part of her mother's land and she continued farming, as well. She also grazed some cattle on her part of the King family farm (Windle personal communication March 23, 2016).

The Woods children grew up in the family home and attended school in Seguin. Virginia taught second grade in the Seguin public school system for 35 years. Wilton Woods began developing subdivisions and building houses in and around Seguin to meet the postwar Baby Boom demand. When the family moved onto the farmstead, Wilton

and to Southwest Texas State College in 1959. In 1969 the school became a university and the name changed accordingly to Southwest Texas State University. In 2003 it was renamed Texas State University – San Marcos. In 2013, it was changed simply to Texas State University.

Woods removed some of the more dangerous and dilapidated buildings and structures, including the privy and chicken coops, cistern and well, the old horse and cattle barns behind the smokehouse and the pig pens and pig pool. He retained the large horse barn where he took over Henry King's office and erected a sturdy Tennessee horse fence around the barnyard where his quarter horses grazed (Figure 17). The old buggy house and kitchen/smokehouse remained on their sites. In 1947, Woods built a large playhouse for Janice. It was tall enough for Janice and her friends to stand up but when Senator Johnson and some colleagues had a private meeting in the playhouse, the men had to crouch. Woods also poured a large concrete patio slab at the rear of the home site where he held barbeques for his White Star fraternity brothers and to raise funds for Johnson's campaigns (Windle personal communication March 23, 2016).

The King-Woods farmstead and surrounding landscape remained largely rural through the 1950s and 1960s, with only a handful of newer houses built between the old farmsteads along E. Court Street and county cross roads. Janice and Woody rode their horses down to King's Branch to swim in the creek, roamed the countryside at will and helped with the chores. They learned to drive in an old pickup truck on back country dirt roads. Their mother kept a few chickens for fresh eggs and maintained large vegetable gardens in raised beds behind the house. Their otherwise quiet lives were punctuated by political rallies and White Star reunions in the back yard (Windle March 23, 2016).

In the late 1950s, Janice and her brother left Seguin for college. Janice enrolled at the University of Texas at Austin in the fall of 1956. In 1958, she married Wayne Ellsworth Windle, a young lawyer she met at the University of Texas (Figure 18). Windle joined a good law firm in El Paso. In 1965, Wayne E. Windle was the youngest lawyer ever to argue a case before the United States Supreme Court. He successfully represented military personnel in a landmark voting rights case. Janice served as president of the El Paso Community Foundation from 1977 until 2010. She is now the Senior Advisor to the current president, Eric Pearson. The Windles had three children, two sons, Wayne III who lives in Seguin and Charles (deceased), and a daughter, Virginia Laura Shapiro. Janice and Windle Woods continue to live in El Paso. In 1967, Virginia King Bergfeld died and left the house and barn parcels to her daughter, Virginia Woods. Virginia and Wilton Woods continued to live in the King-Woods house where they often entertained guests and family. Wilton Woods died in 1983 but Virginia remained in the historic family home she had known all her life(Windle personal communication April 27, 2016).

In the 1970s, the Texas Historical Commission undertook "landmark surveys" to identify and minimally document the state's most significant buildings, structures, and sites. Due to budget constraints, research was limited and properties were selected for the most part on the basis of their architectural merit. In 1979, Texas Historical Commission architectural historian, Kathy A. Burns, identified the King-Woods House as one of the most significant buildings in Guadalupe County. She documented it as a c. 1880s Neo-Classical Revival style house with a c. 1905 porch.[31] She described it as a 1-story, 5-bay house with a symmetrical front façade and center hall entry, end wall chimneys, molded clapboard siding and original tall 4/4 windows and 2-lite transom. Of particular interest were the fluted Ionic columns and wraparound porch. Burns noted that the building was in "good to excellent condition" and a priority for historic preservation. Unfortunately, no photography or documentation was done on the outbuildings. Burns' photographs show the house exactly as it does today, nearly 40 years later.[32]

[31] It was actually added in 1893.

[32] Burns took large format black and white photographs of the house. Her original survey form and photos are archived with the Texas Historical Commission. Copies of survey forms are also shelved in a binder entitled, "Index of the Cultural Resources in Guadalupe County (Seguin Buildings)" in Early Seguin and Guadalupe County History, Binder 4", in the Local History section of the Seguin Public Library, Seguin, Texas.

Looking Back
Growing up in the historic family home, Janice Woods Windle had always been keenly interested in family stories, especially those about her great grandmother Euphemia Texas Ashby King and her grandmother Bettie Moss King, whom she had known only as an elderly woman. In 1984, she wrote a best-selling book *True Women* about their courage and tenacity of these women as they faced danger and uncertainly as pioneer settlers and early farmers at the western frontier of DeWitt's Colony, Guadalupe County (Figure 19). *True Women* caught the attention of Hollywood and in 1996, it was made into a four-part television mini-series on CBS, starring Angelina Jolie, Dana Delaney, and Annabeth Gish, all of whom visited the King-Woods Farmstead during the filming of the series. Annabeth Gish played Euphemia Texas Davis Ashby King, the first girl born in DeWitt's Colony, a participant in the Runaway Scrape and the wife of one of Seguin's founders.

Mrs. Virginia King Bergfeld Woods remained in the house until 2014 but she returns often for special occasions and events intended to help maintain and preserve the site (Figure 20).[33] At 103 years of age, she remains the owner of the one-acre home parcel. Her daughter, Janice, and son-in-law, Wayne E. Windle, jointly own the adjacent barnyard. The family is dedicated to preserving the farmstead as a significant piece of frontier history.

Summary

Today, the King-Woods Farmstead Historic District conveys a strong sense of history through its contributing farmhouse, barn, and associated outbuildings. The site was part of the original homestead of William G. King and his wife, Euphemia Texas Davis Ashby, both of whom were pioneer settlers when Guadalupe County was still the frontier. Founded by their son, Henry King who developed extensive cotton farms starting in the 1880s, the farmstead was home to four generations of the family whose descendants continue to own and steward the property. Together, the 19th century Folk Victorian farmhouse with its classically-inspired columns and wraparound porch, the impressive multi-purpose barn, the buggy house, and kitchen/smokehouse, reflect the comfortable lifestyle and achievements of a prominent cotton farming family in Central Texas in the late 19th and early 20th centuries. Along with the 1947 playhouse, they are the last surviving cultural resources directly associated with the Henry and Bettie King family in Seguin. All of the resources date to the period of significance, starting with the farmhouse built by Henry King in 1887 and continuing through the historic period to 1968, when the farm was occupied by King's descendants and continually used for agricultural purposes. These resources are remarkably intact and exhibit a high degree of historic and architectural integrity; they possess integrity of location, setting, association, design, materials, workmanship and feeling.

For these reasons, the King-Woods Farmstead is nominated to the National Register of Historic Places under both Criterion A and Criterion C, at the local level of significance. Under Criterion A, it has strong historic associations with the early settlement and agricultural development of Seguin and Guadalupe County. It is a good example of a farmstead associated with the rise and dominance of cotton culture in the late 19th and early 20th Century. It is also significant under Criterion C for its outstanding examples of rural architecture. The house is significant as a remarkably intact example of a Folk Victorian farmhouse later modified with Neoclassical detailing. The two-story multi-purpose horse, hay and cotton barn is also architecturally significant as one of the best, most intact examples of late 19th century agricultural building in Guadalupe County.

[33] At a recent event in the house, Mrs. Woods met with historian Terri Myers who interviewed her for this nomination.

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Guadalupe Valley Trail, Vol. 9: No. 2, May 1993. Bound copy in Seguin Public Library contains excerpt from the *Seguin Enterprise*, 1893, n.p.

Collections and Family Research Notes

Janice Woods Windle collection

Gonzales County tax receipts for Bartlett McClure and Sarah Ann Ashby McClure on behalf of Euphemia Texas Davis Ashby, a minor.

Land Grant Certificate #132 for John Miller Ashby, by Green DeWitt, empresario, Ciudad Gonzales, Coahuila y Tejas, May 21, 1830.

Figures and photographs in the Janice Woods Windle collection unless stated otherwise.

Virginia King Bergfeld Woods collection

Scholarly historical and genealogical research: Ashby, King, McClure families, n.d.

Interviews and personal communication

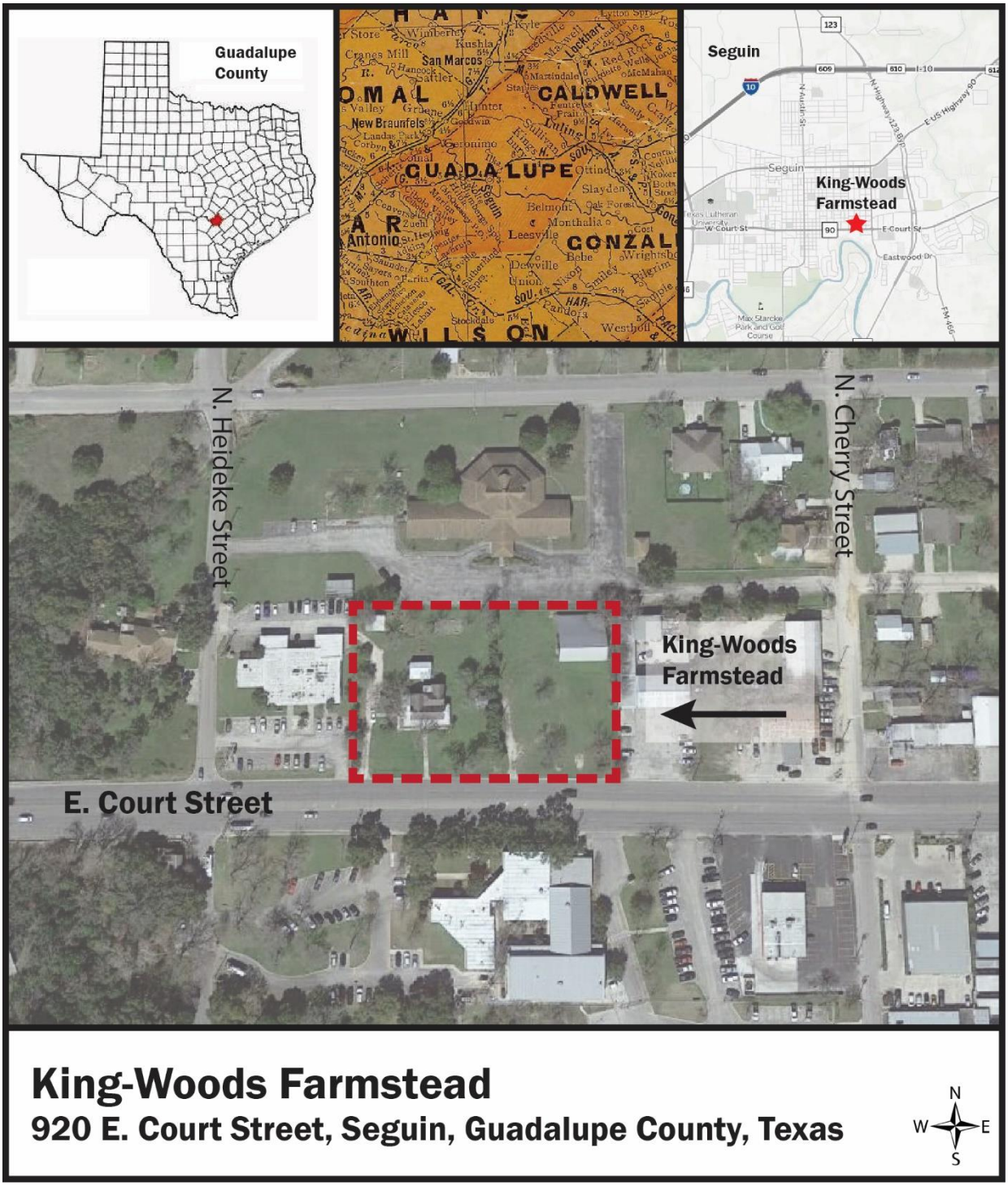
Virginia King Bergfeld Woods

Interview with Janice Woods Windle, April 12, 2017.
Interview with Terri Myers at the King-Woods Farmstead, April 20, 2017.

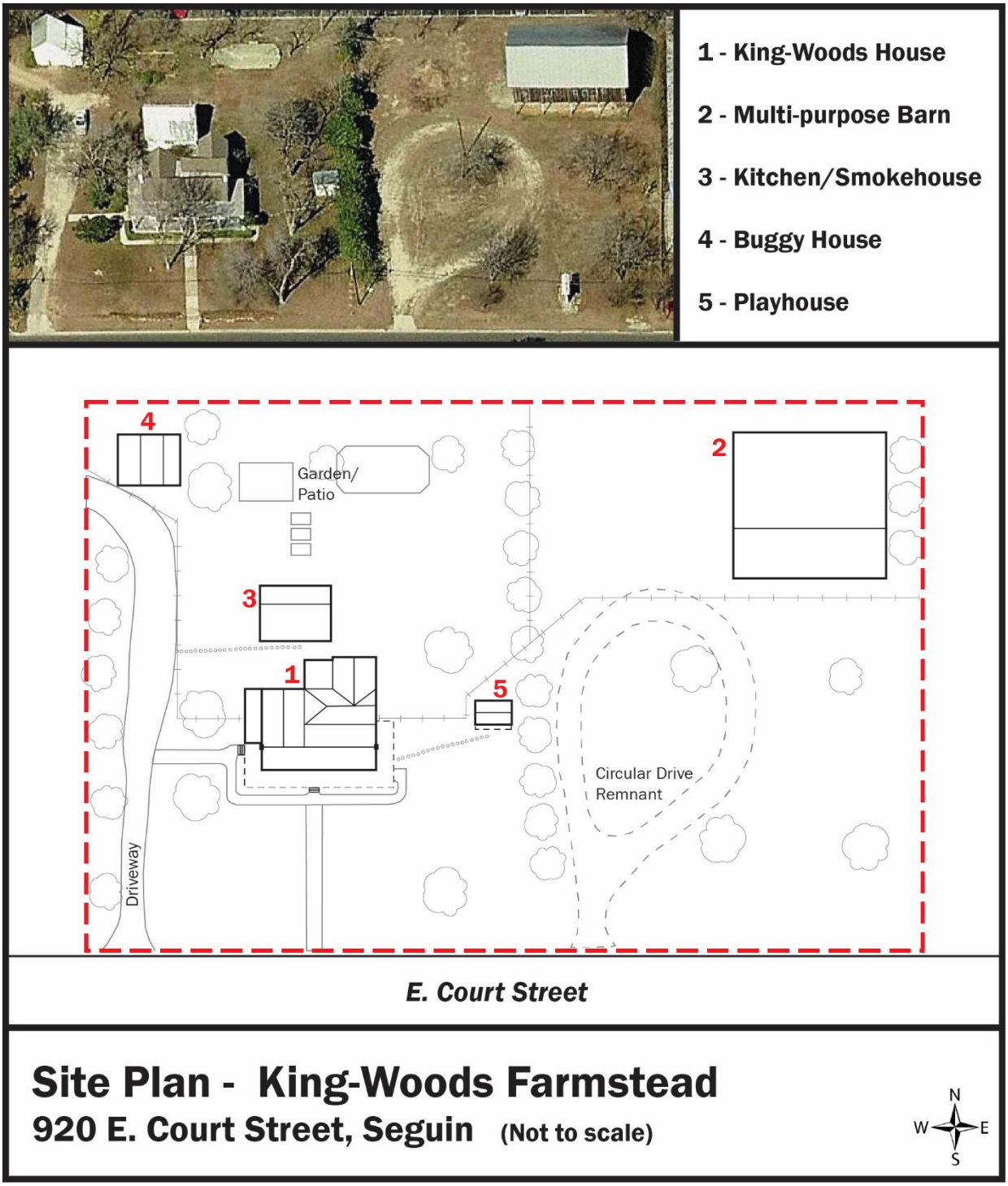
Janice Woods Windle

Interviews with Terri Myers, February 20, 2016; December 9, 2016; April 20, 2017.
Personal communication: March 23, 2016; April 27, 2016; September 26, 2017.

MAP 1: Location of the King-Woods Farmstead, 920 E. Court Street, Seguin, Texas (map imagery from Mapquest.com; aerial imagery from Google Earth).



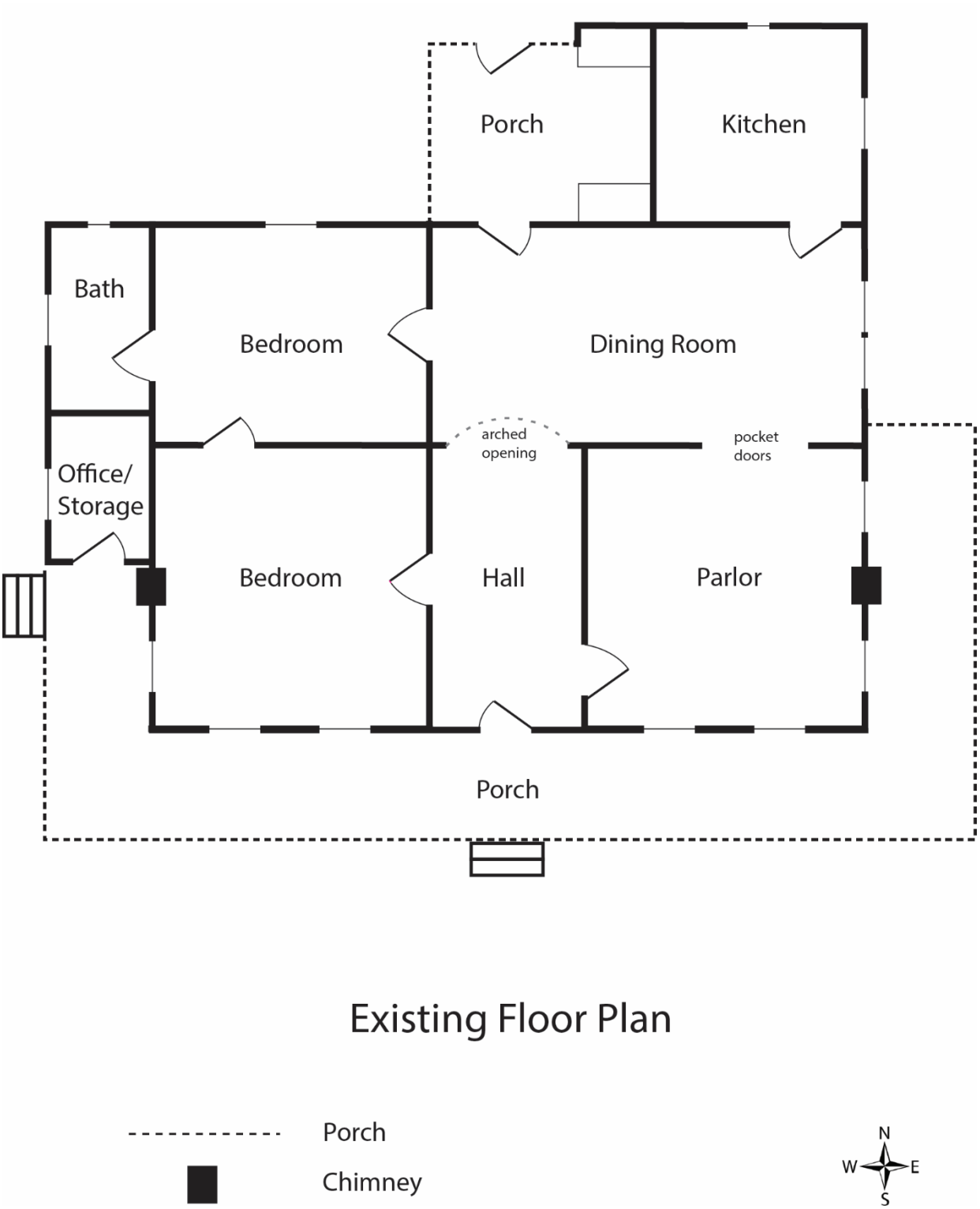
MAP 2: King-Woods Farmstead Map (Site Plan)(Aerial imagery from Google Earth).



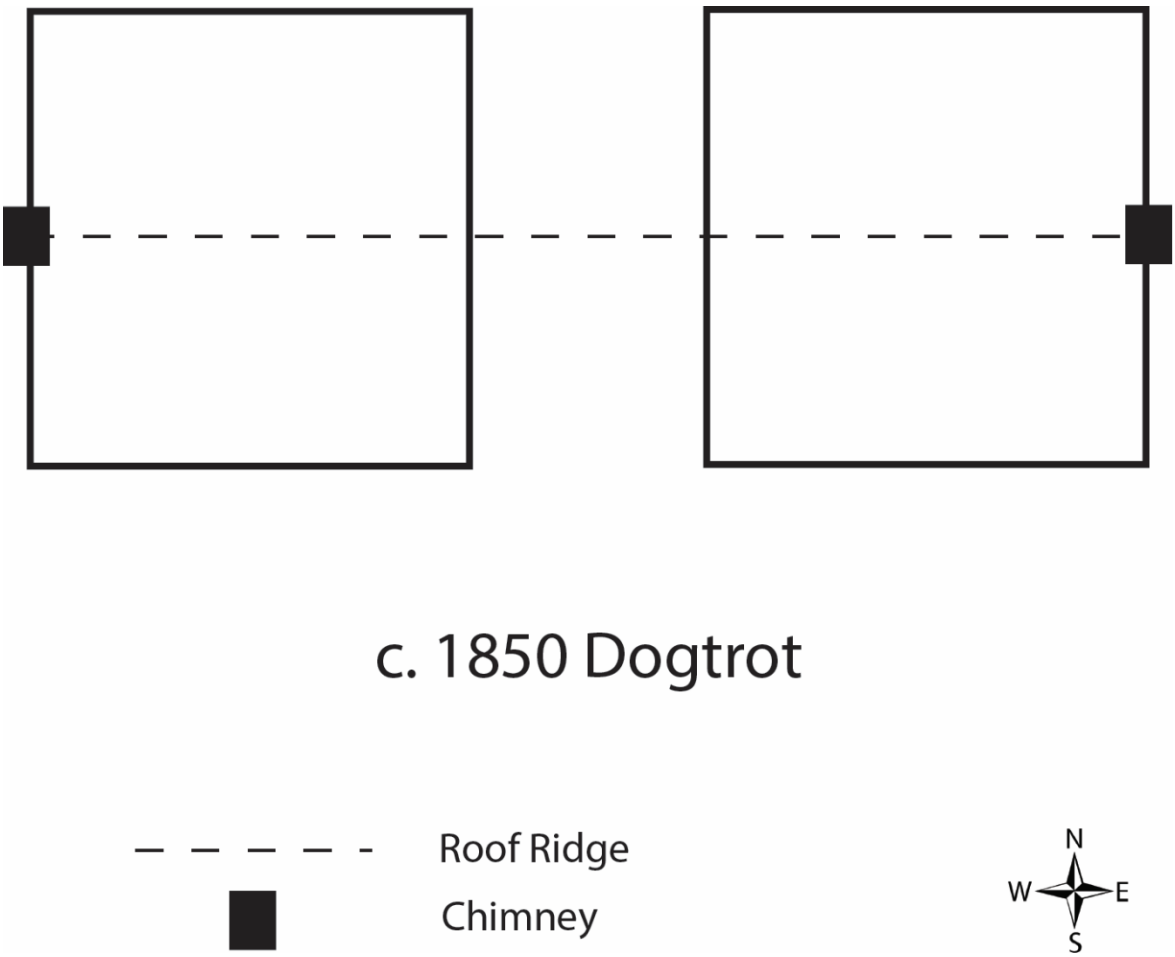
MAP 3: Scaled Google Earth locational map indicating boundaries for the King-Woods Farmstead with coordinate points indication in latitude and longitude in decimal degrees. Numbered coordinate points (1 to 4) correspond with those provided on page 4.
Map retrieved October 22, 2017.

	Latitude	Longitude
1.	29.569747°	-97.954435°
2.	29.569755°	-97.953403°
3.	29.569155°	-97.953406°
4.	29.569161°	-97.954439°

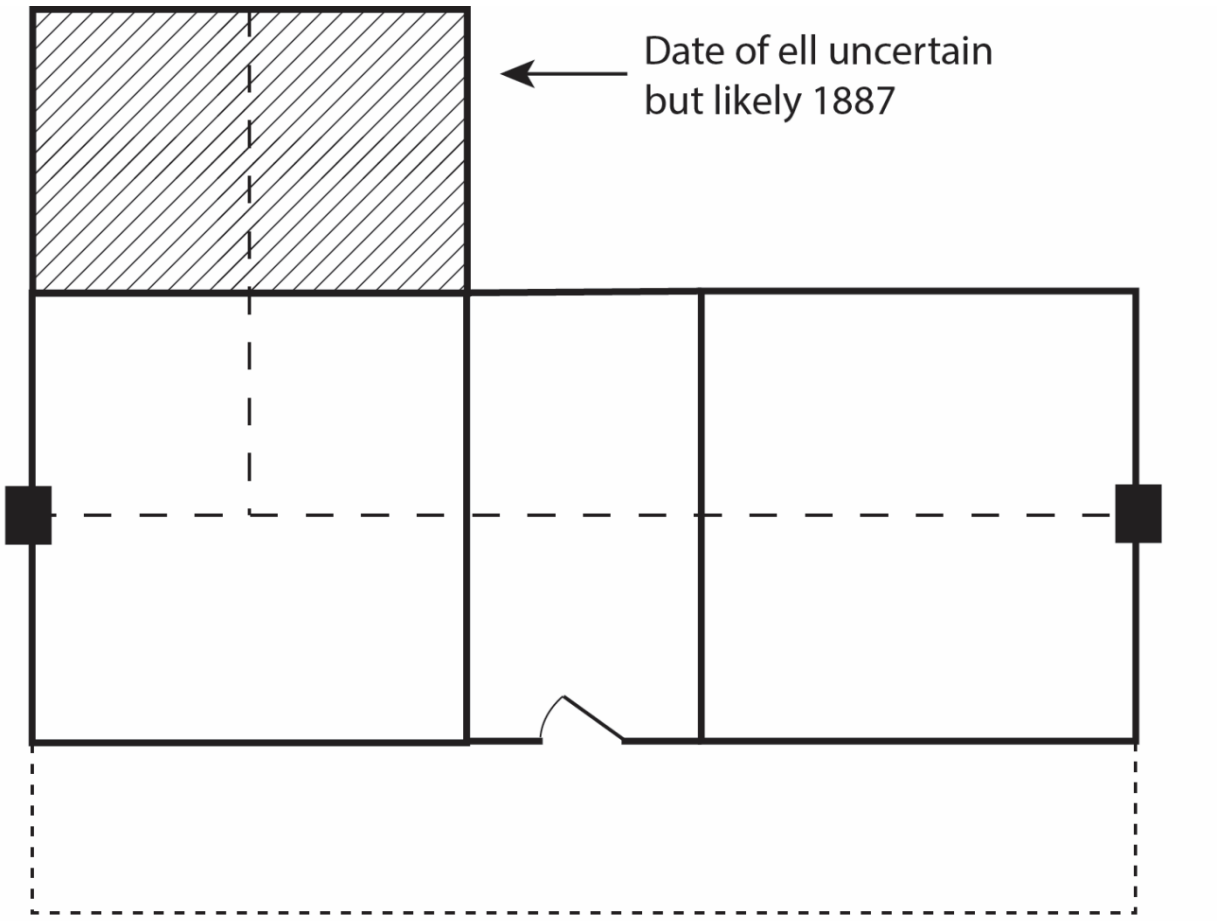
MAP 4: King-Woods House – Current Floor Plan



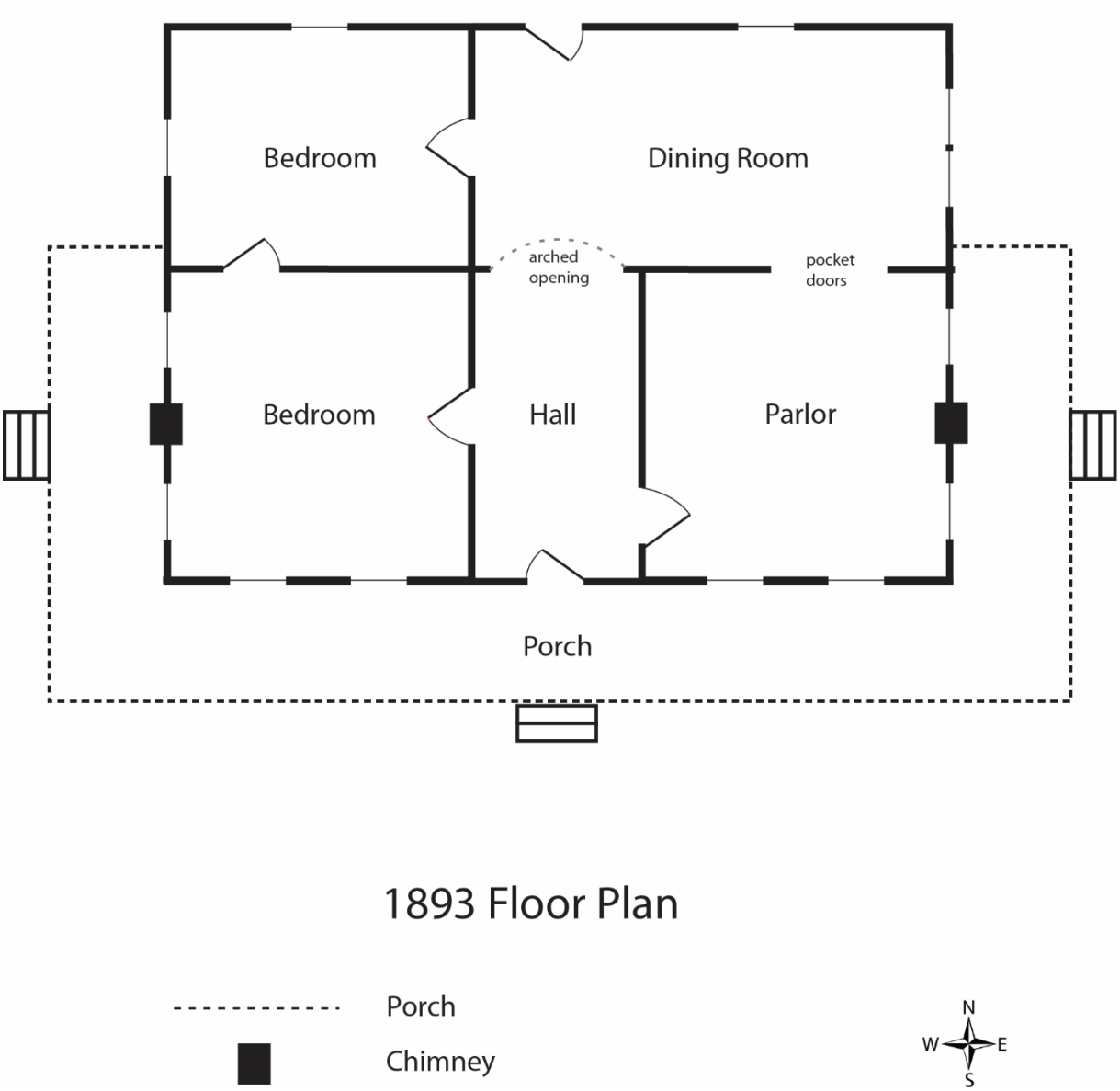
MAP 5: King-Woods House – Possible Floor Plan in c. 1850



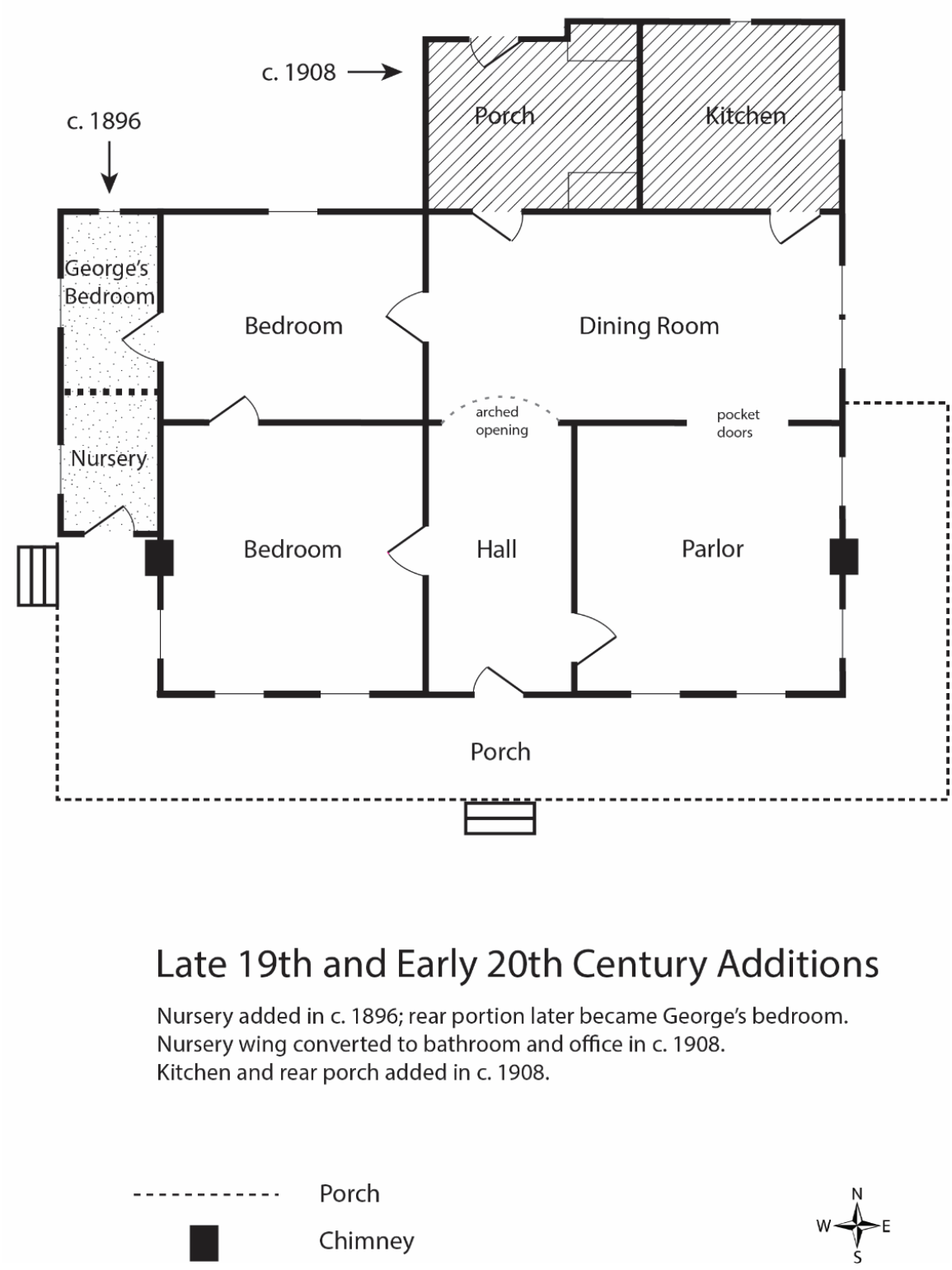
MAP 6: King-Woods House – Floor Plan in c. 1887



MAP 7: King-Woods House – Floor Plan in 1893



MAP 8: King-Woods House – Late 19th and Early 20th Century Additions



MAP 9: Multi-purpose Barn Floor Plan

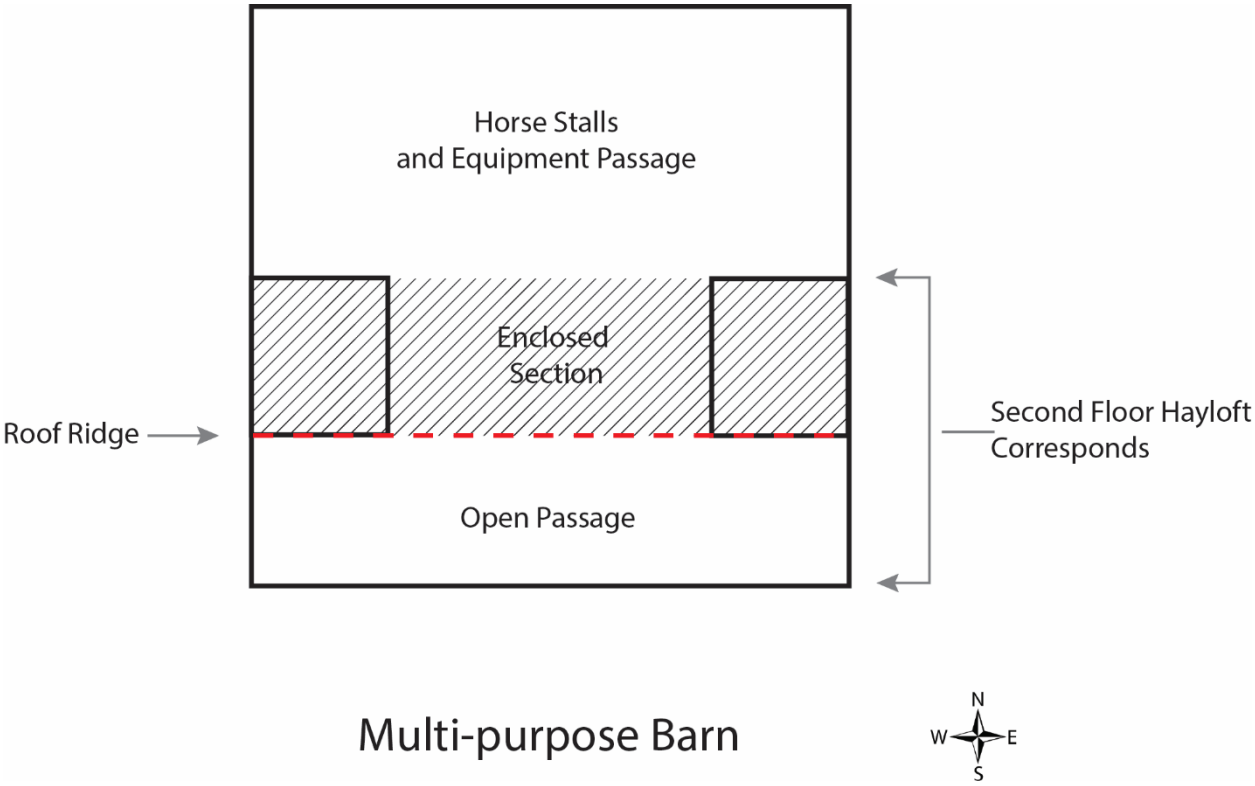


FIGURE 1: Texas Empresario Grants. Green DeWitt's Colony, including present Seguin and Guadalupe County, center right (Provided by Janice Woods Windle).

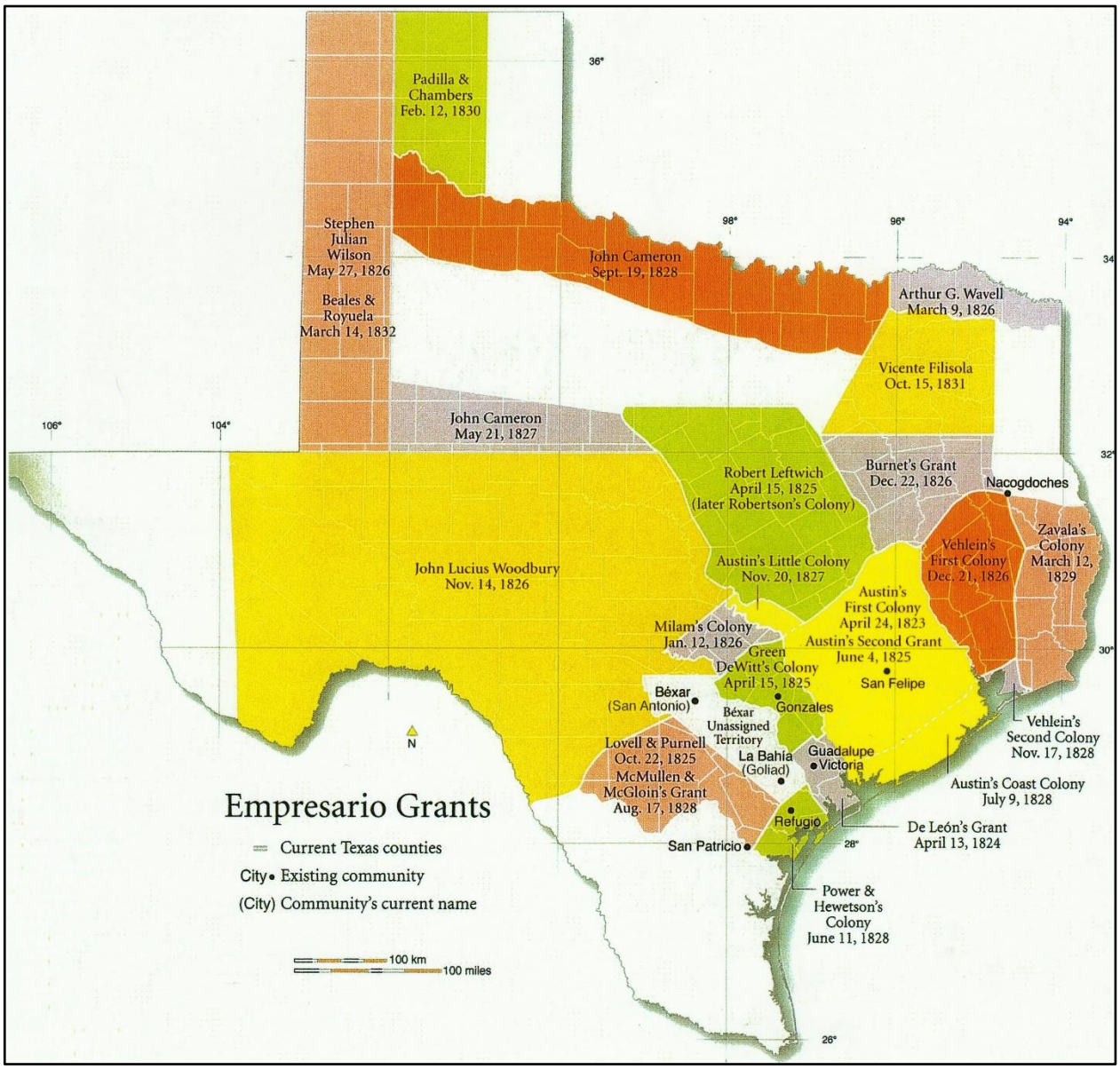
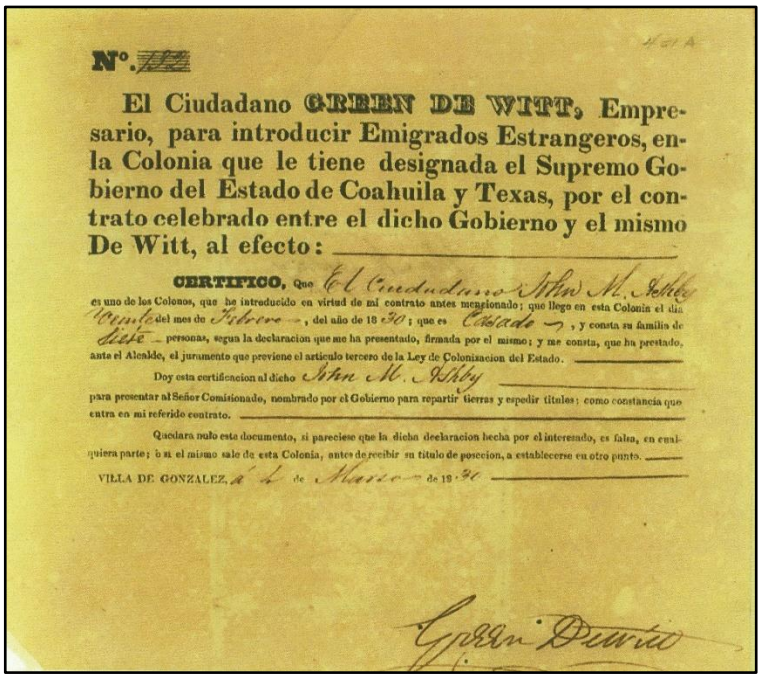


FIGURE 2: John Miller Ashby's certificate as a Mexican colonist singed by empresario Green DeWitt, 1830 (Provided by Janice Woods Windle).



N°.

El Ciudadano GREEN DE WITT, Empresario, para introducir Emigrados Estrangeros, en la Colonia que le tiene designada el Supremo Gobierno del Estado de Coahuila y Texas, por el contrato celebrado entre el dicho Gobierno y el mismo De Witt, al efecto:

CERTIFICO, Que El Ciudadano John M. Ashby es uno de los Colonos, que he introducido en virtud de mi contrato antes mencionado; que llego en esta Colonia el dia Cinco del mes de Febrero, del año de 18 30; que es Casado, y consta su familia de Siete personas, segun la declaracion que me ha presentado, firmada por el mismo; y me consta, que ha prestado, ante el Alcalde, el juramento que previene el articulo tercero de la Ley de Colonizacion del Estado.

Doy esta certificacion al dicho John M. Ashby para presentar al Señor Comisionado, nombrado por el Gobierno para repartir tierras y espedir titulos: como constancia que entra en mi referido contrato.

Quedara nulo este documento, si pareciese que la dicha declaracion hecha por el interesado, es falsa, en cualquiera parte; ó si el mismo sale de esta Colonia, antes de recibir su titulo de posecion, a establecerse en otro punto.

VILLA DE GONZALEZ, á 4 de Marzo de 1830

Green DeWitt

FIGURE 3: Euphemia Texas Davis Ashby, age eighteen, on the occasion of her marriage to William George King in Seguin, 1850 (Provided by Janice Woods Windle).

FIGURE 4: Tildy Ashby, a slave of the Ashby family, came with Euphemia Ashby when she married William G. King in 1850. Photo date unknown (Provided by Janice Woods Windle).

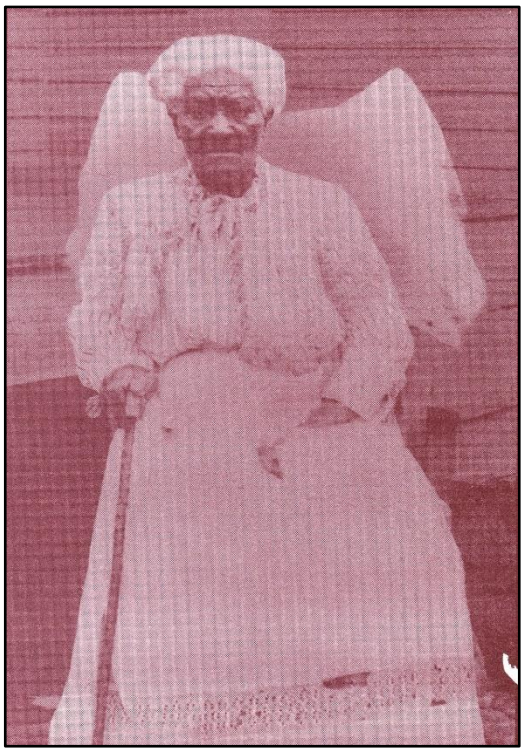


FIGURE 5: William G. King, wife Euphemia Texas Ashby, and their dog Peaches, in front of their second log house above King's Branch, c. 1875 (Provided by Janice Woods Windle).

FIGURE 6: Members of the King, Kisbaugh and Colville families in front of the second log house and the new Victorian house, c. 1888 (Provided by Janice Woods Windle).

FIGURE 7: Mary Elizabeth "Bettie" Moss in her wedding dress. Marriage to Henry Ashby King, November 16, 1887 (Provided by Janice Woods Windle).

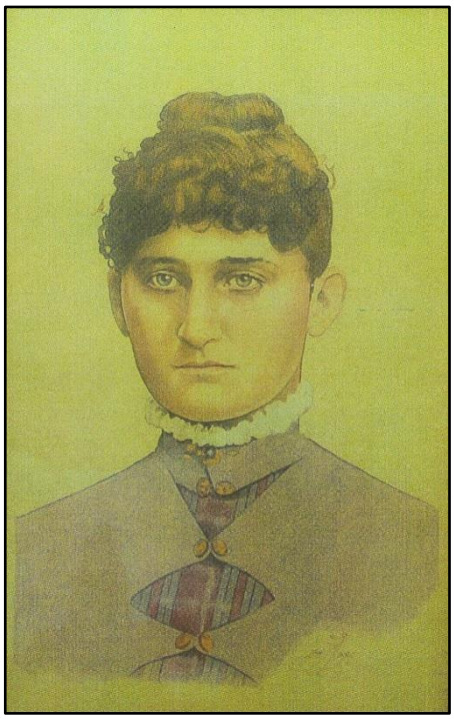


FIGURE 8: Henry Ashby King wedding portrait, 1887 (Provided by Janice Woods Windle).

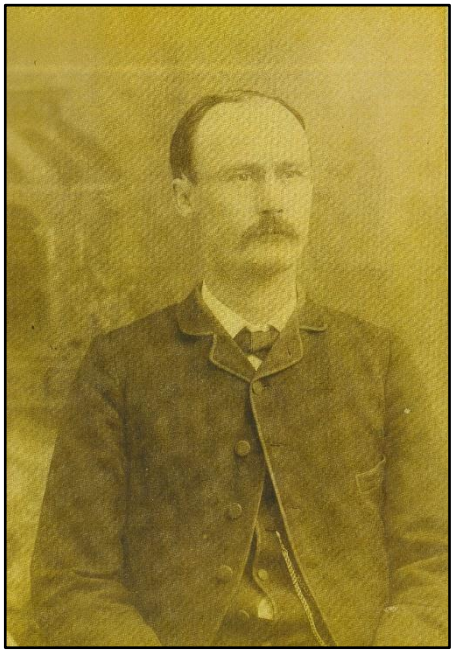


FIGURE 9: King and Moss family on porch of Henry and Bettie King's Folk Victorian style house with central hall as completed in 1887. Photo c. 1892 (Provided by Janice Woods Windle).

FIGURE 10: King-Woods House. Members of the Moss and King family in front of the King-Woods House as remodeled in 1893. Photo c. 1902 (Provided by Janice Woods Windle).

FIGURE 11: King-Woods House with mature landscaping, trees and garden. Photo c. 1912 (Provided by Janice Woods Windle).

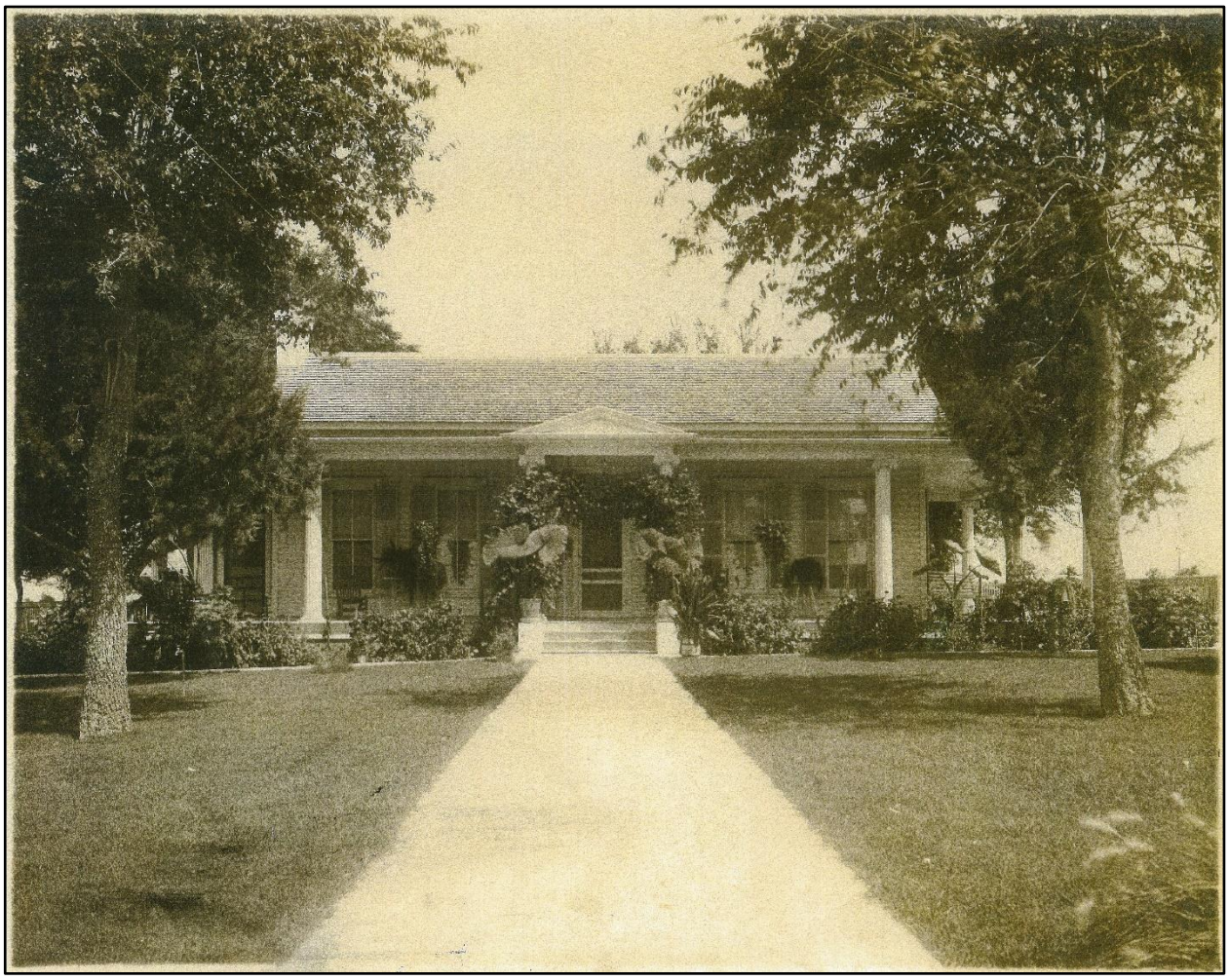


FIGURE 12: Horse and cattle barns behind the buggy house and privy on the King farm. Photo date unknown, c. 1940 (Provided by Janice Woods Windle).

FIGURE 13: Guadalupe County farmer hauling 39 bales of cotton to the gin in the early 20th century (Photo in Gesick, 2010).

FIGURE 14: Woods family at King tenant house, c. 1945 (Provided by Janice Woods Windle).

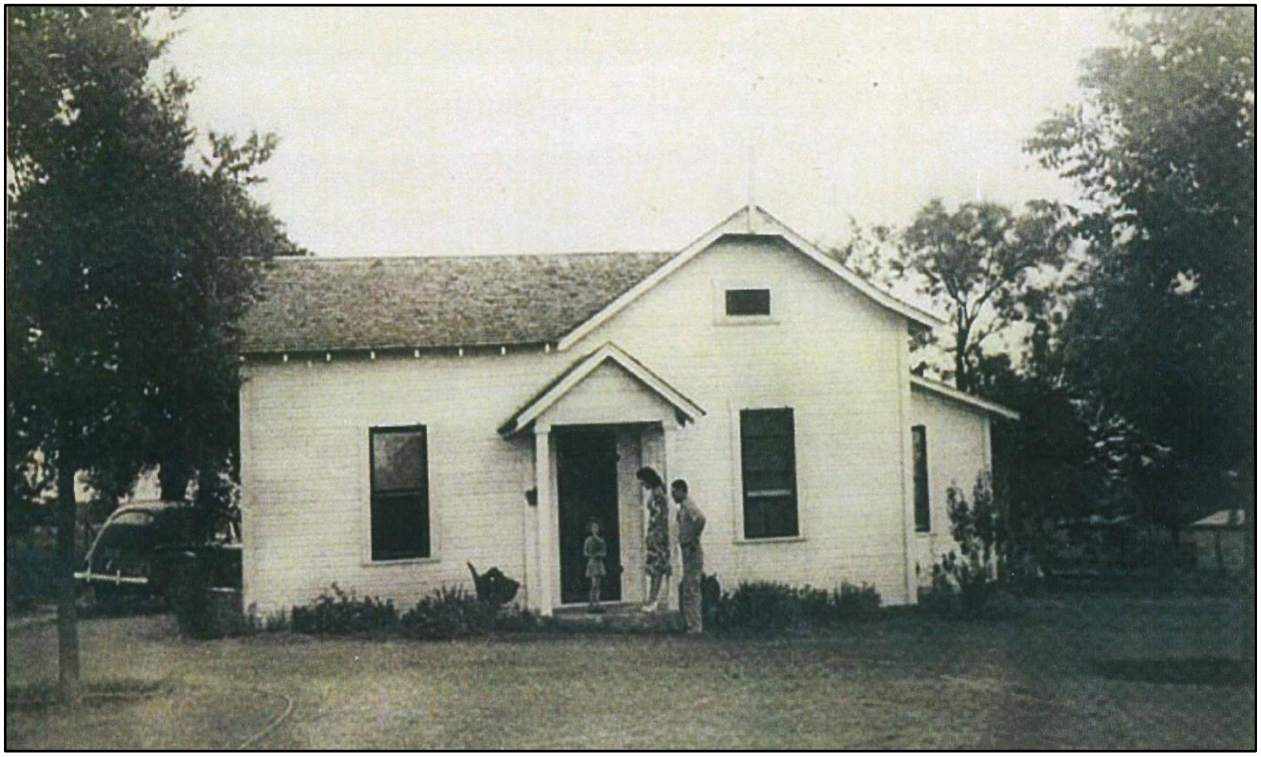


FIGURE 15: Lifelong friends, Wilton Woods (left) and Lyndon Baines Johnson, c. 1930 (Provided by Janice Woods Windle).

FIGURE 16: Virginia Bergfeld Woods and daughter Janice, c. 1942 (Provided by Janice Woods Windle).

FIGURE 17: Wilton Woods riding his mare, Mitzi, Seguin, c. 1957 (Provided by Janice Woods Windle).

FIGURE 18: Janice Woods and Wayne Windle married in front of the mantel in the King-Woods parlor, 1958 (Provided by Janice Woods Windle).

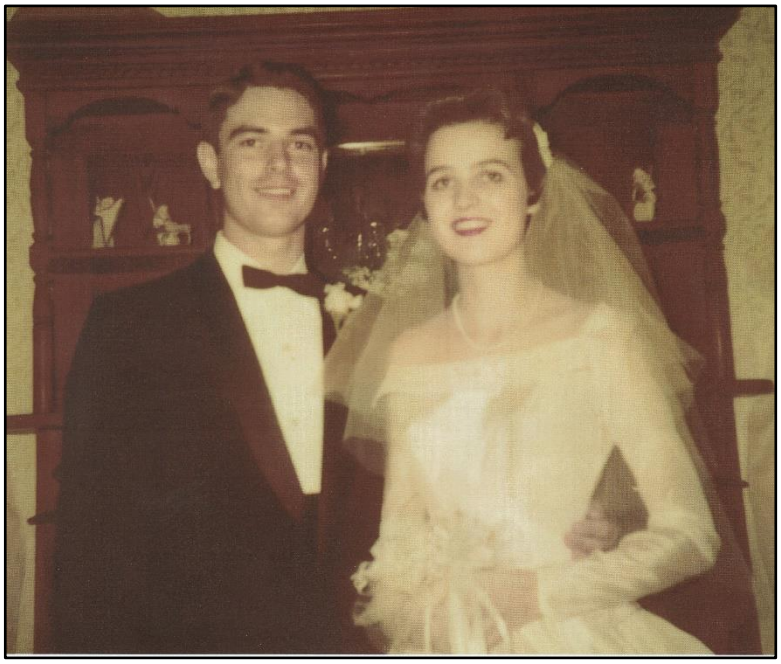


FIGURE 19: New York Times Book Review of Janice Woods Windle's *True Women*, January 23, 1994.

The New York Times

Book Review

Yellow Roses

The author's Texas forebears are the models for her frontier heroines.

TRUE WOMEN
By Janice Woods Windle. Illustrated. 454 pp. New York: G. P. Putnam's Sons. $22.95.

By Ann Crittenden

TEXAS has always been known for strong women. The women in my own family came to Texas in wagons after the Civil War, to run farms and boardinghouses and hold families together after the crushing Confederate defeat. I had one grandmother who could pull the head off a live chicken, and another who went to New York City on the train twice a year to buy merchandise for her small-town dress shop. She had The New York Times's Sunday issue sent to her in Paris, Tex., every week, and died before her only granddaughter became, for a time, a reporter for the same paper.

In "True Women," Janice Woods Windle, a foundation executive in El Paso, pays tribute to three of her own ancestors, Euphemia Texas Ashby King, Georgia Virginia Lawshe Woods and Bettie Moss King. Their families were among the earliest settlers in southwest Texas. Their stories have been reconstructed from family tales, letters, photos, documents and interviews, and then embellished into historical fiction.

The resulting novel is an obvious labor of love and, by and large, it rings true to one who had to submit to the study of Texas history before moving on to lesser subjects, like the history of the rest of the world. Ms. Windle's kinfolk seem to know everyone who was anyone in the state, including old Sam Houston, the first President of the Republic of Texas, and their lives are worthy of the telling. If the women described here are a little too good to be true, well, no one ever researched her ancestors and came up with a bunch of dull, undistinguished characters.

The book's title comes from an 1868 report to the state constitutional convention, arguing that no "True Woman" would want the right to vote. Real women, with their "native modesty and inborn refinement," the delegates stated, wield far more influence "in their capacities as wives and mothers."

The reality of these women's lives flatly refutes such simplistic, hypocritical drivel. During the decades before the Civil War respectable women on the violent Texas frontier smoked pipes, shot and killed looters, faced down wolves and wild Indians, spoke out on public platforms, studied Plutarch and sometimes coped with the knowledge that their black slaves were their own half brothers and sisters. This relative toughness, compared with their sisters back East, may explain why people like Ann Richards and Molly Ivins keep popping up in Texas, and not in places where women have fewer rough edges to sharpen themselves against.

Of the three stories told, the most successful is the life of Euphemia, who, in 1836, at the age of 5, was part of the flight from the Alamo before the advancing Mexican Army of Santa Anna. The hardships and adventures faced by little Euphemia and her family are so movingly described that by page 44 I was in tears, and I still had another 400 pages to go.

These early settlers are in constant contact with the remnants of the native Indians, who are portrayed sympathetically but not sentimentally. Euphemia's family and friends are tormented by murderous Comanche bands, who themselves have been decimated by perfidious whites. Meanwhile, back in Georgia, another branch of Ms. Windle's family has to flee to Texas because of the Cherokee blood in their veins. One of the things our history lessons left out was the forcible removal in 1836 of 14,000 Indians from their rich lands in Georgia. Four thousand men, women and children died along the trail of tears to Texas and Oklahoma, while looters and land speculators swarmed over the property they left behind.

The reality of these lives refutes many familiar images of frontier women.

Ms. Windle has also speculated on the probable miscegenation in her family, which was common enough in the antebellum South to make a mockery of our rigid current distinctions between "blacks" and "whites." A lot of us were, and still are, brown.

One puts down these heartfelt tales drawn from real life with the same sense of satisfaction that the author says she felt when she completed her quilt of family lore. □

Ann Crittenden, who grew up in Dallas, is a writer based in Washington. She is working on a book about mothers.

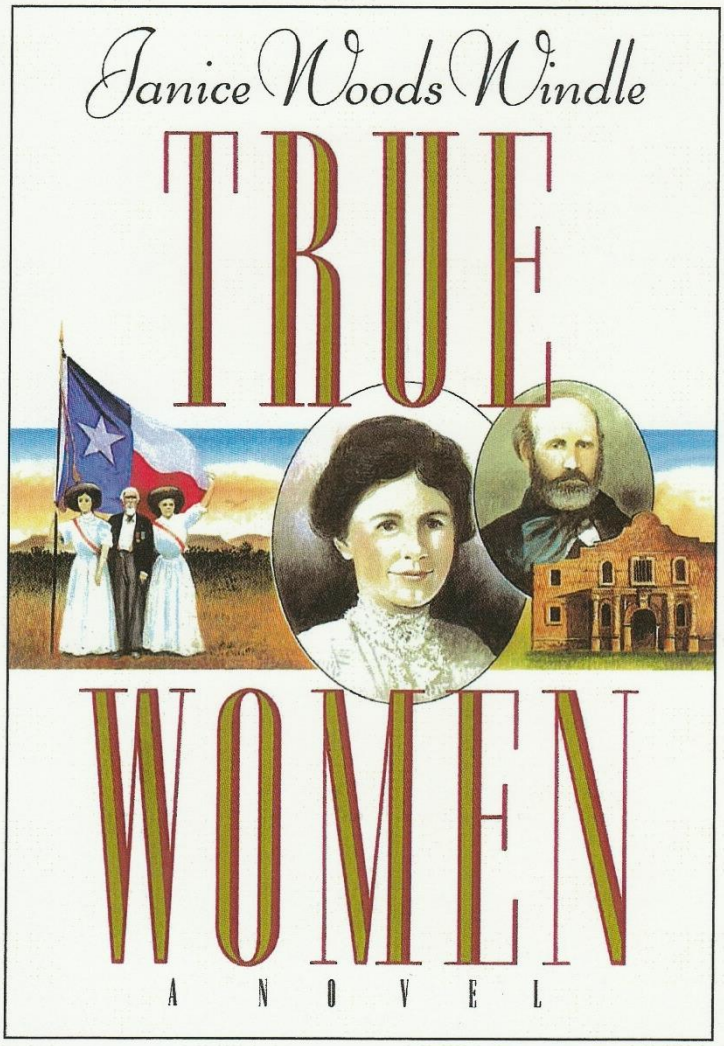


FIGURE 20: Virginia King Bergfeld, at 103, sitting for an interview with historian Terri Myers in the King-Woods parlor, 2017 (Provided by Trude Cables).

PHOTO 1: King-Woods House, south elevation, camera facing north (February 1, 2017).

PHOTO 2: King-Woods House, west and south elevations, facing northeast (February 1, 2017).

PHOTO 3: King-Woods House, south and east elevations, facing northwest (February 1, 2017).

PHOTO 4: King-Woods House (rear) and Kitchen/Smokehouse, east and north elevations, facing southwest (February 1, 2017).

PHOTO 5: King-Woods House, north (rear) and west elevations, facing southeast (February 1, 2017).

PHOTO 6: King-Woods House, rear porch (north elevation), facing south (February 1, 2017).

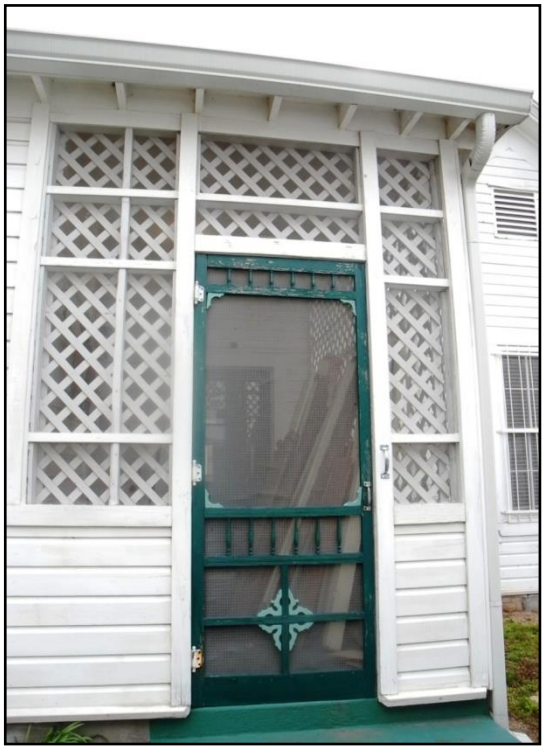


PHOTO 7: King-Woods House front porch, facing east/southeast (February 1, 2017).

PHOTO 8: King-Woods House, capital on pilaster (west elevation), facing east (February 1, 2017).

PHOTO 9: King-Woods House, pediment at entrance, south elevation, facing north (February 1, 2017).

PHOTO 10: King-Woods House, front door, facing north (February 1, 2017).

PHOTO 11: King-Woods Multi-purpose Barn, c. 1895, west and south elevations, facing northeast (December 10, 2016).

PHOTO 12: King-Woods Multi-purpose Barn, horse stalls, west elevation, facing east/northeast (December 10, 2016).

PHOTO 13: King-Woods Multi-purpose Barn, rear (north) and west elevations, facing east/southeast (December 10, 2016).

PHOTO 14: King-Woods Buggy House, c. 1890 withc. 1920 addition, south and east elevations, facing north/northwest (February 1, 2017).

PHOTO 15: King-Woods Kitchen/Smokehouse, c. 1895 with c. 1935 addition, east and north elevations, facing southwest (February 1, 2017).

PHOTO 16: King-Woods Kitchen/Smokehouse, west elevation, facing east (February 1, 2017).

PHOTO 17: King-Woods Kitchen/Smokehouse, east and north elevations, and garden/patio area, facing southwest (February 1, 2017).

PHOTO 18: Playhouse, 1947, west and south elevations, facing northeast (April 23, 2017).

PHOTO 19: King-Woods House, facing south from dining room (1893) to center hall & front door (1887) (April 23, 2017).

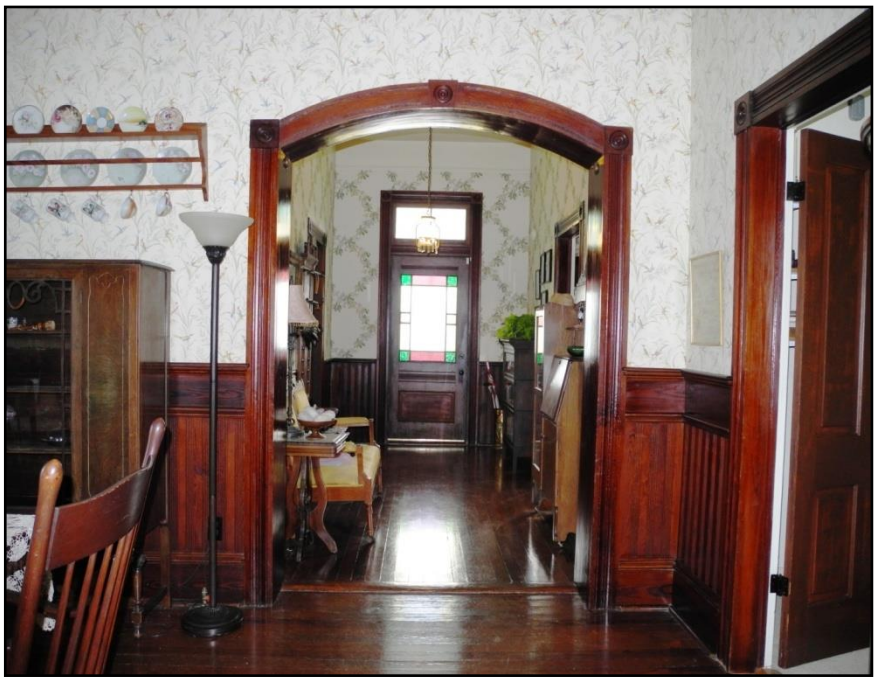


PHOTO 20: King-Woods House, from central hall (1887) to back door (1893) (April 23, 2017).

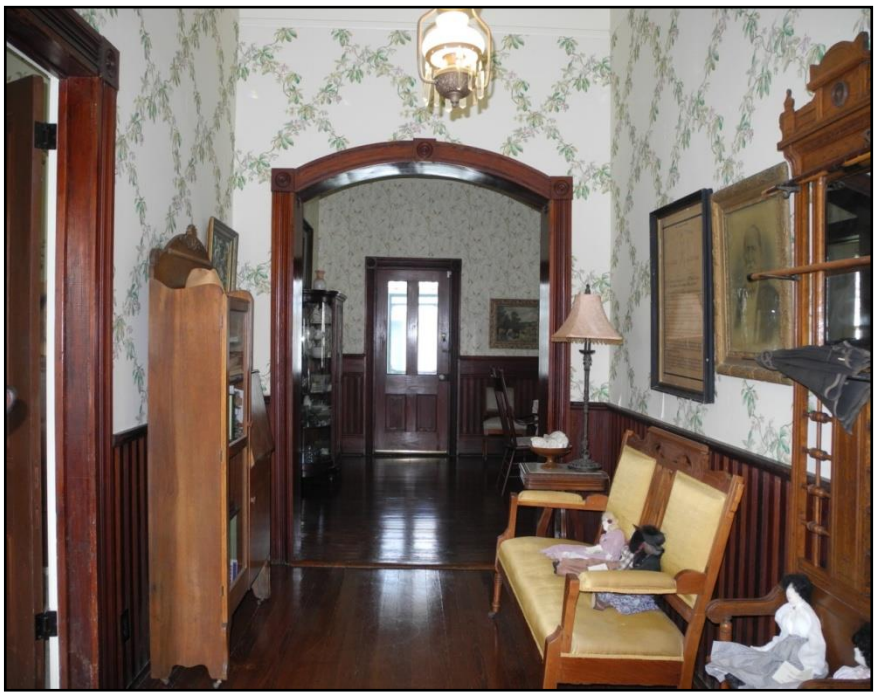


PHOTO 21: King-Woods House, parlor (1887) facing northeast (W.C. Kisbaugh mantel c. 1908) (December 10, 2016).

PHOTO 22: King-Woods House, front bedroom (1887), facing northeast (December 10, 2016).

PHOTO 23: King-Woods House, back bedroom (1893), facing south/southeast (December 10, 2016).

PHOTO 24: King-Woods House, dining room (built 1893), facing east (December 10, 2017).

PHOTO 25: King-Woods House, dining room, facing west (December 10, 2016).

PHOTO 26: King-Woods Farmstead view: Domestic Parcel (Buggy House, King-Woods House, and Playhouse, facing north/northeast - Barn behind trees to the right) (February 1, 2017).

PHOTO 27: King-Woods Farmstead view: King-Woods House, Kitchen/Smokehouse, garden/patio area, and Buggy House facing west (February 1, 2017).